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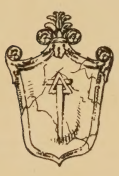

· A · BOOK · OF · STOCK · PLANS ·

DESIGNED · BY ·

· WALTER · S · DAVIS M · S · ARCHITECT ·

· H · SCOTT · GERITY · B · S · ARCHITECT ·

· LOYALL · F · WATSON · C · E ARCHITECTVRAL · ENGINEER ·

· HENRY · R · DAVIS · B · S LANDSCAPE · ARCHITECT

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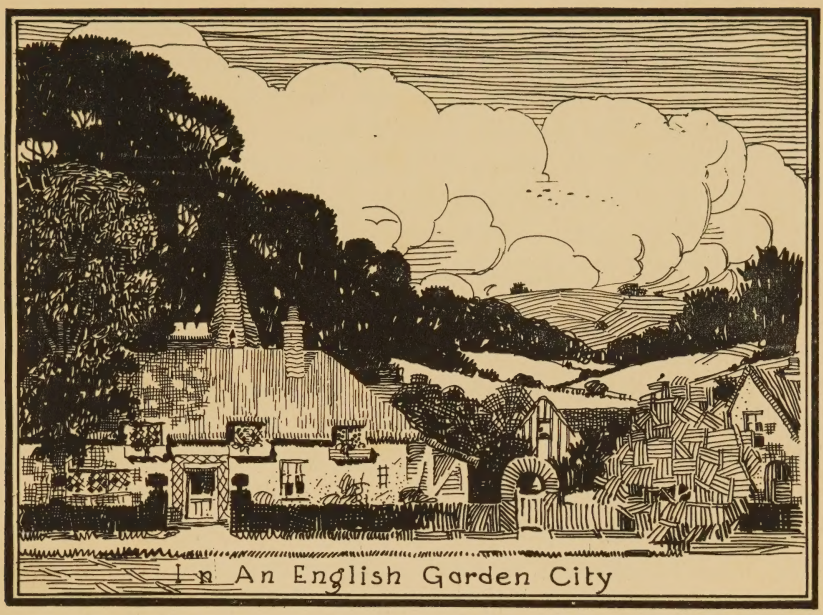


In An English Garden City

THE ORIGIN OF GARDEN CITY

The name "Garden City" is one that is familiar to many and suggestive to all. It represents an ideal that has come down the centuries thru the minds, not only of those great intellects who have outlined in imagination the inevitable destiny of man, but, also, of those more lowly, who, in their walks amidst the incompleteness of their own town, have said to themselves, "This could be better."

For who has not dreamed of an ideal city, a city that would not change, but would endure forever because it would be completely satisfying, the highest embodiment of the aesthetic as well as of the utilitarian? We all have, from the man "who saw the city descending out of Heaven from God" to Sir Thomas Moore and his "Utopia," from Saint Augustine to Campanella, from the idealist of yesterday to the city founder of today; all have had the vision of an ideal city, a city amidst gardens, the Garden City.

The name "Garden City" is, in fact, as romantic as it sounds. Of course it was first used by a dreamer, a stenographer in smoky London who was urged by the acrid smell of the London fog and the ghastly anemic faces of the London poor to think of the glory of living in a city of sunshine and gardens. For years he thought, schemed and investigated the feasibility of such a city, but not until middle age had overtaken him did he embody his results in a book, "Tomorrow; A Peaceful Path to Real Reform."

The book ran thru its first and succeeding editions like fire thru dry grass. People became enthusiastic. His scheme crystallized in the simplest and most consistent form the ideas which were current in the minds of English legislators, of philanthropists, and of all those high minded men and women who were desirous of bettering the condition of humanity. This enthusiasm resulted in the formation of an association; soon land was bought outside of London and the first Garden City was founded. That was in 1904. Now the city is an assured success, with a population approximating ten thousand, with many manufacturing establishments, and, best of all, beautiful homes with beautiful surroundings.

Already, as the first fruit of the foundation of the original city, there are in England more than forty garden suburbs and industrial garden villages in the course of development. Private employers are setting the state a good example. Bournville, Earswick, Woodlands and Port Sunlight, wonderfully beautiful towns, are examples of what is being done. In addition, numerous co-partnership societies have developed admirable suburbs. In Australia and India great capitals have been started along similar lines. A world-wide competition for the plan of the former was won by an American.

In this country there have already been some successful suburban and town developments. Forest Hills, New York, is a noteworthy instance of the utility, beauty, and, in a word, the far-seeing wisdom of the Garden City movement.

One may wonder why Germany has not been mentioned.

Surely a people who have applied such thoroughness, such efficiency, such determination to have the best, to the other features of their social life, have not overlooked town-planning. The German people, indeed, have realized, as have no other people, that they must bring as much joy, comfort, and beauty into this life as possible. Accordingly they have for many years devoted a great share of their energies to the remaking of their existing towns, and to providing that further development shall truly make their towns and cities all that is expressed by "Garden Cities."

Here in California, where the population is increasing so rapidly, something should be done and will be done to insure to the future population homes in Garden Cities worthy of this Garden Land.

THE GARDEN CITY ASSOCIATION of CALIFORNIA has been formed to found a Garden City in that part of California which at that time will be deemed most suitable.

THE GARDEN CITY COMPANY of CALIFORNIA is an organization of certain members of this Association who are actively engaged in practicing some of the larger aims of the Association; namely, the designing and building of beautiful gardens and homes, the consistent architectural development of real estate sub-divisions and the laying out of such sub-divisions and town sites.

Those interested in THE GARDEN CITY ASSOCIATION of CALIFORNIA may have further information by writing the Secretary, at 621 Exchange Building, Los Angeles, California.

THE STOCK PLAN

It may be a surprise to the reader to learn that the largest field of architecture is rarely, if ever, invaded by the architect.

As the reader journeys to and fro he must realize that the thousands of houses which he passes are not the work of the architect's trained mind. They were built in all probability from stock plans or from no plans at all by speculative builders. These men think not of the comfort and welfare of the future owners of their buildings, but chiefly of how they may make a little more money. This has not been the case with all, of course, but the great majority have skimped materials, built poorly, and have used designs both inefficient and of no artistic merit.

These designs, generally stock plans, are the work of underpaid, and, naturally, the most inefficient draughtsmen. This is a necessity; since the speculative builder will pay so little for his plans, the cheapest men must be hired to insure even the smallest profit. Often, indeed, the plans are the product of ordinary carpenters and men without training, lacking the most elementary artistic intuitions. That this should not be the case is evident. In a country noted for the healthfulness, comfort, and beauty of its best domestic architecture, it is deplorable that the average American should be dependent for his home upon speculative builders who build from such plans.

People, more or less accustomed to the inefficiency and lack of artistic merit of their own homes, if not of their neighbors', should realize how much more charm, utility and, therefore, value their dwellings would possess had they been built from the plans of certified architects. These architects are men of broad education, with trained minds, who have devoted their lives to the solution of the problems of the modern house and have searched the world over for methods of making it more efficient and beautiful.

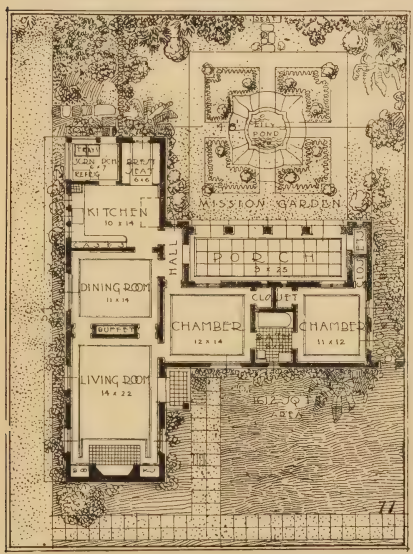
It is obvious, however, that the stock plan is a necessity and is an economical method of supplying designs. The trouble is that the stock plan, almost invariably designed, as we have shown, by incompetent men, is a thing of poor quality. However, designed by capable architects, it would be entirely praiseworthy.

The problem, then, is to bring this about, so that there may be disseminated over the country stock plans of the highest order for the use of the speculative builder and individuals who cannot afford to employ architects.

This, then, is the purpose of the Garden City Company of California. The company, composed of two certified architects, an architectural and civil engineer, and a landscape architect, presents these plans to the public with the belief that they are efficient in arrangement, sincere in expression, and economical of material, all of which qualities are essential in a perfect home. By selling these plans, and by designing and building for the individual owner and for speculation, the company feels assured that it will do much toward giving the average American not only a more attractive but a more efficient home.

The prices of the plans in this book may be found on page seventy-four

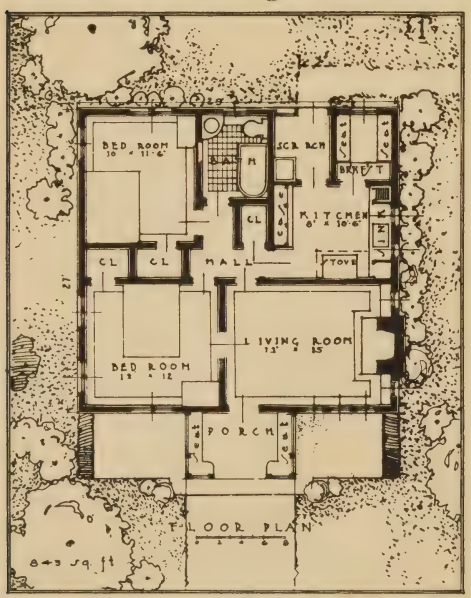
THE adobe houses of California and Mexico, widely known because of their great age, offer much of interest. Simply built of rude materials, they derive beauty from their proportions and coloring and the deep reveals to doors and windows, the walls being sometimes three feet thick. Very little detail is found in these houses. The low rambling lines of the red tiled roof, the generous wall spaces, the grilled window and the beautiful chimney make this the most striking design in the book. Built either of tile, brick or adobe with plastered exterior similar excellent results may be had.



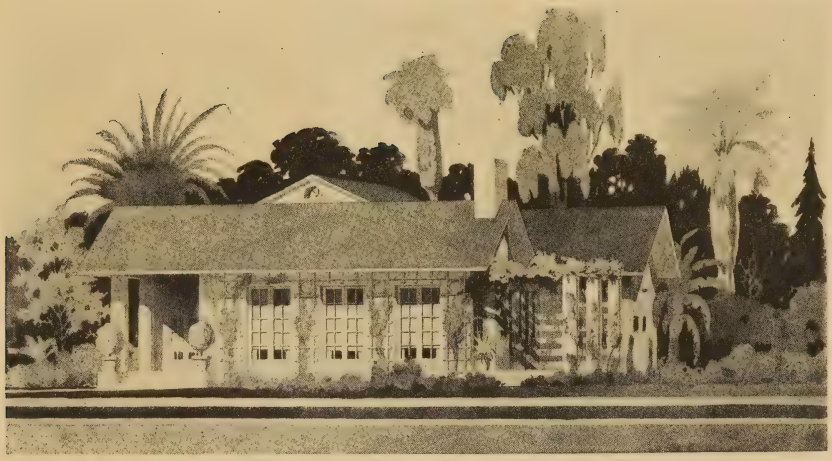
Design 77—6 rooms $2600—$2800

The floor plan follows the scheme of the Spanish houses. The cloistered porch is the most interesting feature, tho the living room with its spacious fireplace will receive much admiration. The kitchen is excellently arranged.

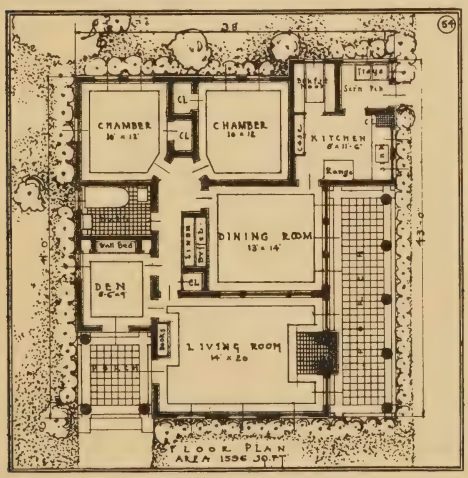
THIS quaint cottage has attracted much favorable comment. The small porch with its side benches, the hedges at either end of the terrace, together with the general window treatment give an old-fashioned Colonial air. The small hall makes possible the use of the front bed room as a dining room. Every room is in a corner, is well lighted and has cross ventilation. Few steps will be wasted in the kitchen, which, tho small, has every modern convenience including a very desirable breakfast nook. The bath connects privately with every room and is excellently placed with reference to the living room. Abundant closet space is provided.



Design 1—5 rooms $1200—$1350

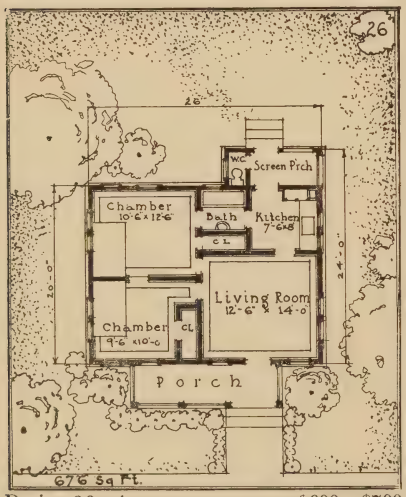


THE pergola on the side, the porch and the very many windows make this an outdoor bungalow. The vine-covered pergola, cool and shady, yet with sufficient sunshine breaking thru, offers a delightful place to spend any portion of the day or evening. Dining out of doors is always pleasant and with the opportunity offered in this bungalow its appeal becomes almost irresistible. The columns and rather severe lines give a classical feeling to the house which is softened by the vines and flowers. Privacy of the bed rooms, economy of floor space and efficiency in the arrangement of the rooms distinguish this plan. The living room with windows on three sides and opening upon both porches is particularly cheerful. Glass doors separating the living and dining rooms add to the apparent size of both.

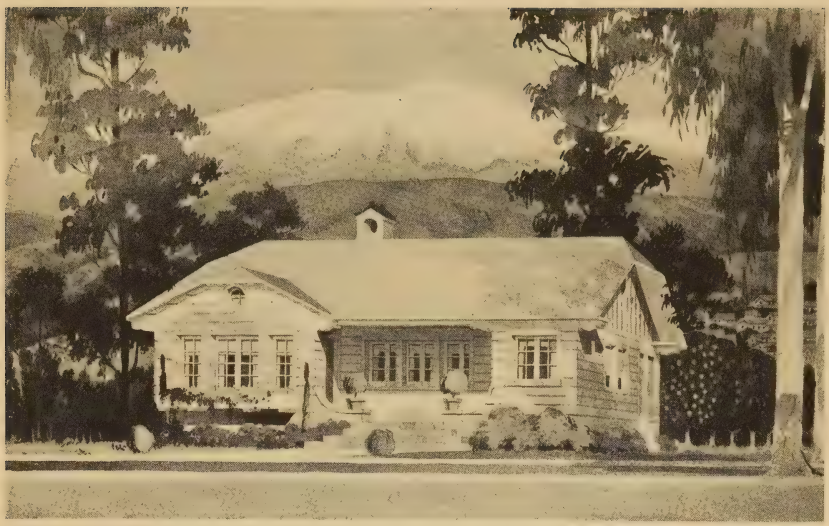


Design 54—7 rooms $2500—$2700

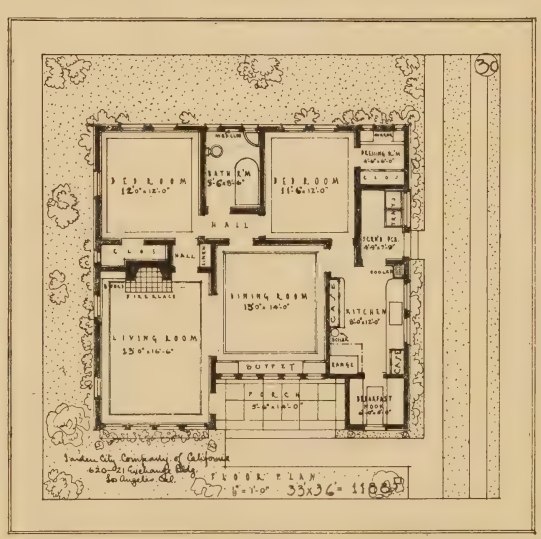
ALTHO this California house is built very cheaply of inexpensive materials, its appearance, depending upon its proportions and the possession of true architectural values, is quite charming. The cost of a house has very much less to do with this than is generally supposed, and too often size alone, or some other equally irrelevant feature, is accepted as determining its architectural beauty. The specifications of a California house are as follows: dwarf studs and girders below the floor; red wood mud sills bear directly upon the ground; walls of vertical boards, battened both sides, support the roof directly without the aid of studs; boards and battens rough on the outside and smooth on the interior; inside walls of surfaced boards and battens have base and chair or plate rail; above this rail on walls and ceiling is some form of composition board panelled with battens.



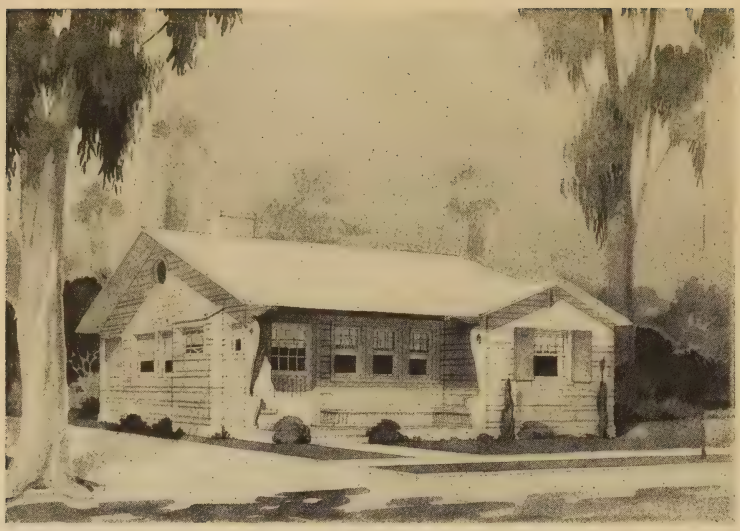
Design 26—4 rooms $600—$700



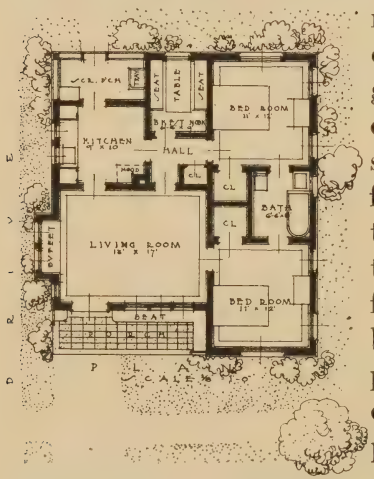
AN unquestionably homelike little bungalow, its unpretentiousness probably appeals more to the women than to men. The use of brackets supporting the eaves, the curve of the porch ramps and the snubbed corners of the roof soften the outline of the house and with the assistance of shrubbery at the base tie it naturally to the ground. The feeling that it "belongs" is one not frequently sensed. The floor plan is unusually excellent and entirely original. The bed rooms and bath have no immediate entrance to any other room and yet are very readily accessible. The kitchen on the side insures privacy in the rear.



Design 30—6 rooms $1800—$2000

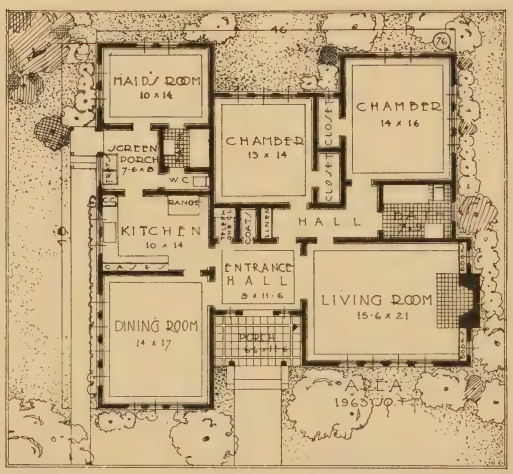


MUCH that is meant by the word bungalow, as used today, is conveyed by the design of this cozy little house. Simple lines and unusual detail mark it from the more common of the type. The seats built in on the porch more than double the usefulness of that important space. The windows are cut up just sufficiently to add interest to the design, while shutters provide protection and comfort. Composition roofing and resawed siding or shakes cover the exterior. A soft, gray-green tone for the roof and natural color stain for the sides will be most suitable for this house. Planned for convenience and labor saving, this modern little cottage provides two bed rooms and a living room for constant use as such. The breakfast room is ample for six people and will always be used except when entertaining company, when the living room will serve excellently.

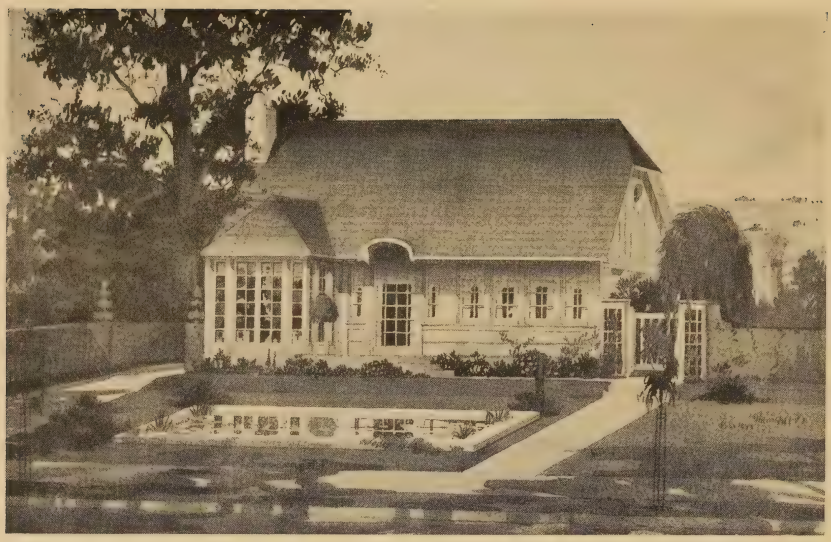


Design 19—5 rooms $1350—$1500

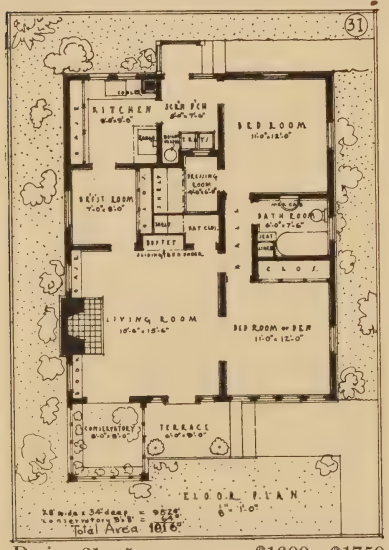
ENGLAND is noted for the homelike appearance of its dwellings. The spirit of domesticity is portrayed in her houses as in those of no other country and it is this quality which has given them their charm. The above design suggests the half timbered houses so typical of England, while the thatched roof recalls the quaint cottages of Devon and Chester. Entrance hall, spacious rooms and beamed ceilings repeat the feeling of the exterior. The various demands of privacy and convenience have been well considered in this plan. The kitchen is so arranged that steps to and fro are avoided. Dishes come from the dining room, are washed and immediately placed in the case. The dining and living rooms are separated.



Design 76—6 rooms $3500—$3900



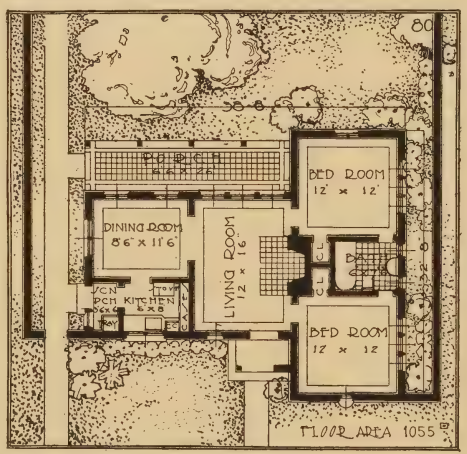
THE large amount of window space in this picturesque bungalow adds beauty to the design and floods the interior with air and sunshine. The reflections in the shallow lily pool of the bright colored curtains of the windows, the many colored flowers in the conservatory, the wicket gate on the right and the cream painted siding of the house, with its cool green-shingled roof, form a delightful picture.



Design 31—5 rooms $1600—$1750

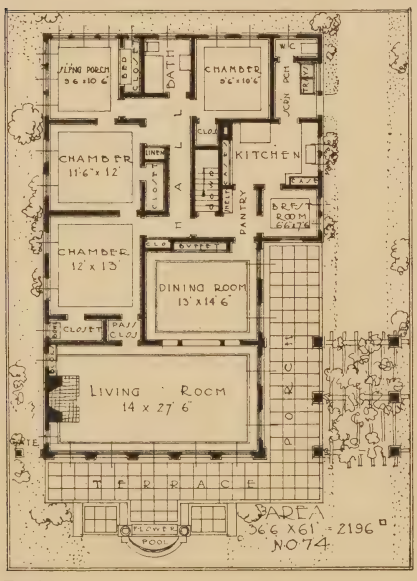
The small compact plan permits the greatest use of the rooms. The living room may be used not only as a dining room, but, also, as an emergency bed room, the disappearing bed under the buffet making this possible. The bath is readily accessible and private. The kitchen is ideally arranged to save space and labor.

IN addition to its beauty and quaint charm, this little design, reminiscent of old Madrid, embodies many livable qualities. Built of plastered adobe, brick or tile and always clean looking, there is a feeling of privacy and repose about this bungalow. The privacy secured by small grilled front windows and high garden walls is very true to type. Many windows within the walls insure an abundance of light and air. The rear porch is a modification of the old cloister. The segregation of the sleeping quarters in one wing unites privacy of construction and plan. The central living room opening upon the rear porch suggests the patio. The dining room with its outlook on porch and garden is most happily located. The kitchen, as placed, makes possible an almost perfect garden.



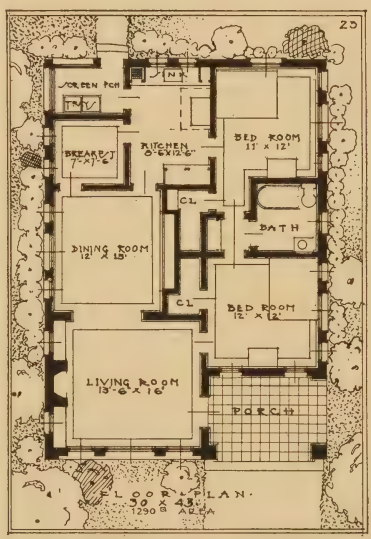
Design 80—5 rooms $1500—$1600

THIS virile design was suggested by the modern ideas in home construction as seen in the latest types of German residences. Bold lines and simple detail, as evidenced by the plain pilasters and consoles, go hand in hand with the familiar sturdiness of the German people. Wicket gate, pergola, flower boxes and potted shrubs fit into the design and add those touches which distinguish the well cared for home. The wooden walls are painted ivory white and the roof of shingles is painted a warm rich red. The plan shows the convenience and circulation which are the product of the German mind. Big living and smaller sleeping rooms, well provided with closet space, are characteristic. The porch is most efficient, serving three rooms equally well. The stairs lead to a well located cellar so important to every housewife.



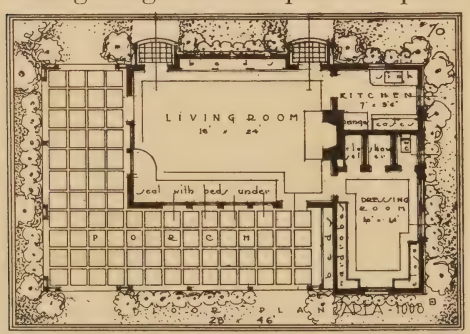
Design 74—8 rooms $3200—$3500

THERE is perhaps no combination of building materials more popular today than tile and plaster, and when the plaster is applied over brick, concrete or hollow tile there is that assurance of permanency so desirable in a home. Modern wall and roof insulation guarantee warmth and coolness when most desired. Large windows and shady porch are modern features, and the detail of chimney and lattice set this little house apart as something that is decidedly original. The contrast of hanging baskets, flowers and climbing roses with the tile and plaster is most pleasing to the eye. The possibilities of the wide arch between the living and dining rooms complete the feeling of openness about the house. The sleeping rooms are of a good size and have large closets. The breakfast room is well placed. The kitchen is unusually good and is very well lighted.



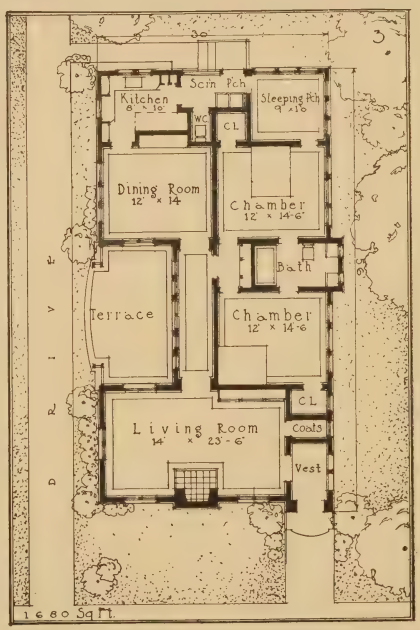
Design 23—6 rooms $2100—$2300

A STUDY of the plan and perspective of this design will reveal the fact that the rear of the small lodge has been shown. While the front of the house with its latticed entrances is more attractive architecturally, the large porch shows up to better advantage from this view point. Three folding wall beds, with three beds under the window seat make six the comfortable capacity of this lodge. The seat itself, if upholstered, would take care of two more. The dressing room is supplied with lockers, shower, toilet and closet. The small kitchen is complete. This is an excellent plan for a hunting or fishing lodge. The open fire place makes it cheerful on cold nights, while the porch is ideal during the heat of the day. The very large living room and porch constitute practically the entire building. This is quite desirable, when the purposes for which it is intended are considered.



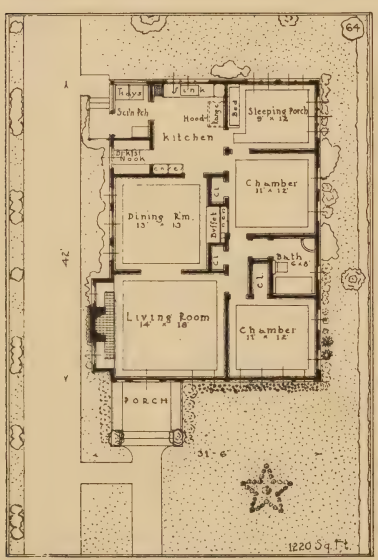
Design 70—3 rooms $1050—$1200

IN this design we have had in mind the English cottage of the present day. The steep roof, the prominent chimney, the small pane windows and the general restfulness of the lines combine to give the house a decided dignity of appearance. In the floor plan, the most important feature is the side terrace. The corridor, light and airy, giving upon the terrace and centering upon the fireplace, dignifies the interior of the house. Passing thru it from the living to the dining room, or vice versa, one receives an impression of pretentiousness not possible in the usual adjacent arrangement of these two rooms. The kitchen can hardly be improved upon.



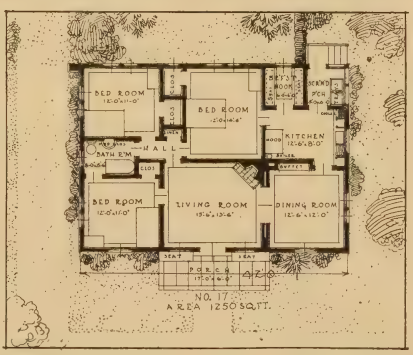
Design 3—6 rooms $2500—$2700

HORIZONTAL lines are generally found predominating in the bungalow and may be said to be characteristic of houses of this type. Whenever a definite attempt is made to destroy this effect an inferior design more than probably results, since there is created an impression of dishonesty. In the above bungalow the natural horizontal lines of the roof, repeated by the band of windows, are emphasized by the contrasting vertical battens and supporting timbers of the porch, resulting in a very vigorous composition. The plan is good, with an accessible bath room, wall bed, ample closet room, breakfast nook and efficient kitchen, as the most obvious features. The recessed fireplace with wide seats on the side is very common in English houses. As many windows as possible have been used in this design.



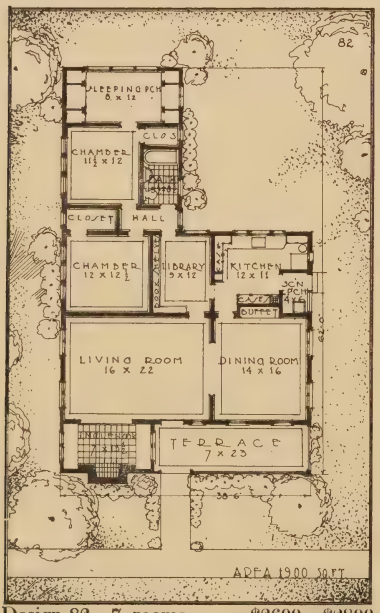
Design 64—7 rooms $1700—$1800

THE high, green shingle tile roof over the central portion of this house between the flat roofed, white plastered sides forms a very strong composition, compelling attention from and creating a lasting impression upon the passerby. This is not only desirable in itself but actually adds to the value of the house. Individuality in design is an important quality which is seldom attained by the average home builder. Considerable privacy has been retained in the plan. The bed rooms are separated from each other by closets and bath, and there is direct entrance from the living room to but one. Since this makes possible the use of this room as a den or music room, it is an added attraction. The kitchen is sufficiently but not unnecessarily large, and direct access to the bath may be had from it without passing thru the living room. The bath room, in fact, is very accessible to every other room.

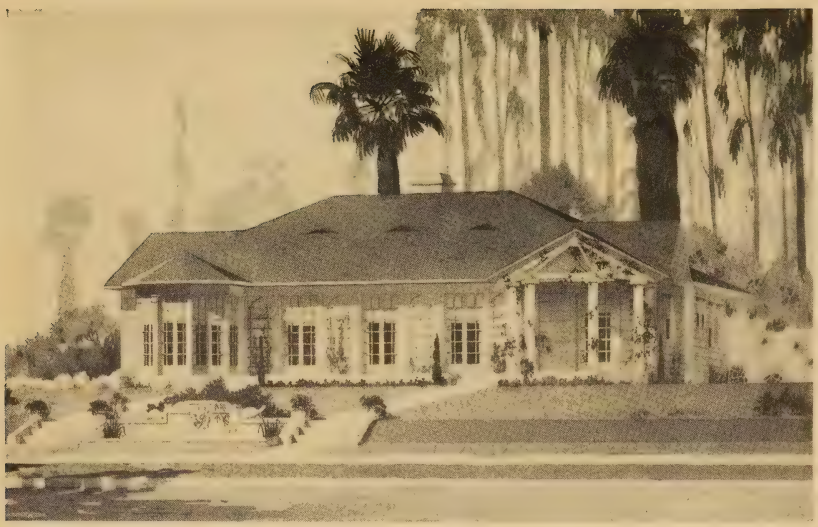


Design 17—7 rooms $2300—$2500

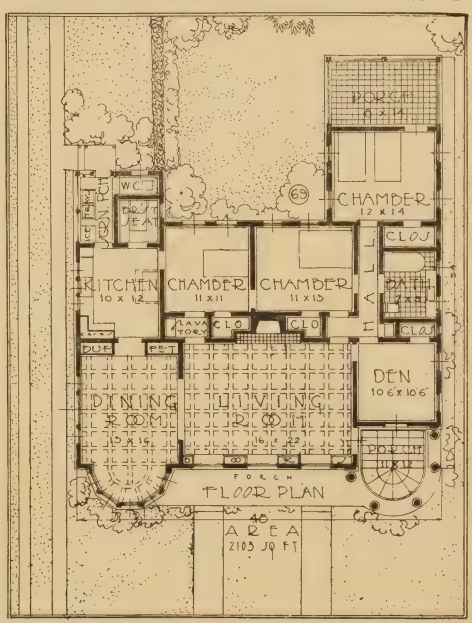
THIS picturesque bungalow, with its long sweep of front terrace and its prominent chimney, is designed for those who love the open air. The ample plan, so compact and yet containing so many desirable and essential rooms, is one that utilizes the lot to the best advantage. The weather toned shakes, the ingle nook, and the library are especially pleasing. The library may be used as a spare bed room. The efficient location of the bath room with reference to the other rooms should be noted. The sleeping porch is a desirable feature not found generally in the bungalow. This porch and the rear bed room are very attractive. Excellent closet space is provided. The kitchen is efficiently planned and is not too large; placed on the corner it will be cool.



Design 82—7 rooms $2600—$2800

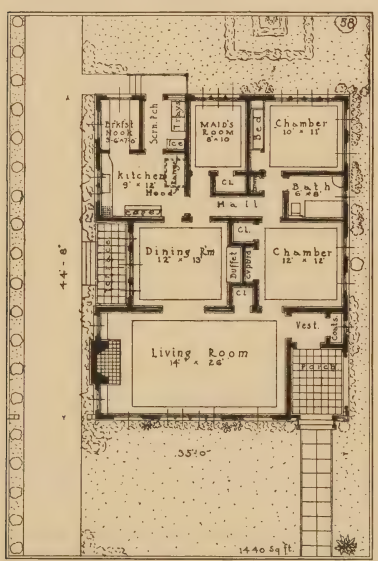


THE modern bungalow has become distinctly an American house and is particularly associated with the homes of Southern California. As built the exteriors are so similar and have been repeated so frequently that something fresh and clean cut, such as the above design, cannot fail to please. The roof is broken and low in effect with no sacrifice of attic comfort, however. The circular bay, terrace, pergola and details are delicately treated and complete the design, which is decidedly French in style. Grey and white tones are specified. Nine splendid rooms on one floor provide the plan with an appeal to families large and small.



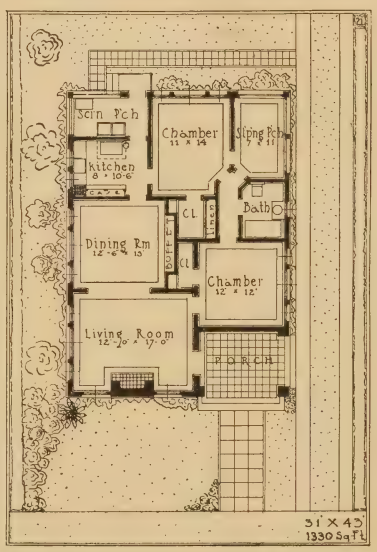
Design 69—8 rooms $3200—$3500

AS a modern German interpretation of classical architecture this is indeed a refreshing design. This type is rare in the United States but should not be overlooked by those who are planning an efficient home. The broken roof with its strong horizontal lines contrasts with the vertical panelling and porch columns. Lattice and trellis work and the cut up windows ornament the exterior; the former lending the color of its flowers to the white walls and the gray roof of shingles. The two porches assure cooling shade at all times. The vestibule with its closet gives privacy to the dining room. The fireplace is of generous proportions. The breakfast room is particularly well located.



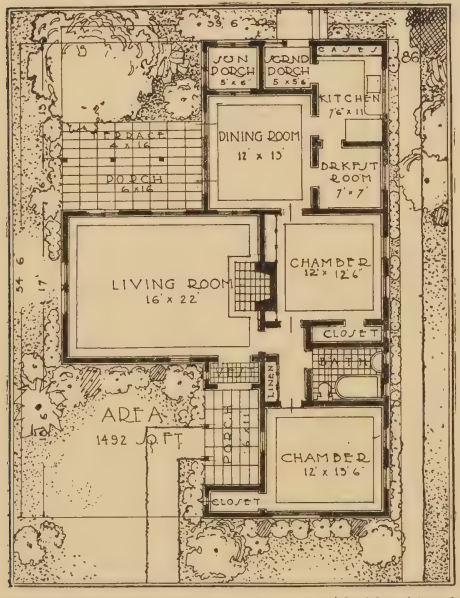
Design 58—7 rooms $2400—$2600

CHARACTERISTIC of the Spanish architecture are warm, wide wall spaces and relatively small windows, with red tile roofs. Not only are the lines and proportions pleasing in their houses, but, also, the rich coloring. This bungalow has all the charm of their adobe dwellings and yet is thoroughly modern. Yellow flowering vines on the trellis, saffron hued nasturtiums at the base, green grass, red tile, cream walls and deep shadows—it will indeed attract the eye. The house constructed of hollow tile or metal lath and plaster will be very cool. The floor plan shows many windows, insuring air and sunlight. The kitchen is practically perfect in its arrangement and with the various built in cabinets, shelves, etc., it is perhaps impossible to suggest an improvement.

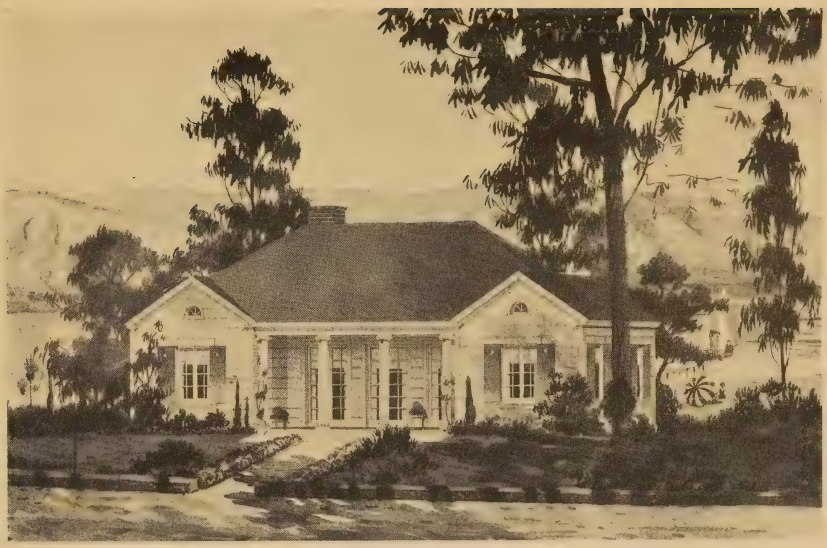


Design 21—6 rooms $2100—$2300

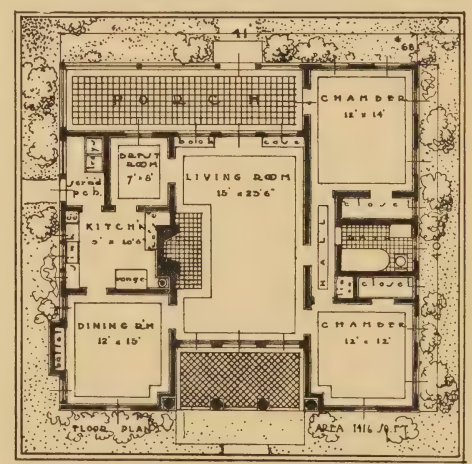
IN recent years there has been a radical development in German architecture. Founded upon scientific investigation and on the desire of architects to be above all things sincere, the result has been a certain simplicity, a charming frankness, united in a straightforward solution of the problems presented. The above bungalow with its simple exterior and its efficient plan has exterior walls of clean, cream colored plaster, a cool green tile roof and a large amount of window space suggestive of health and comfort. Inside the trim is flush with the wall, thus avoiding dust. In the kitchen the various fixtures are arranged to avoid all unnecessary steps and bending. The living room, open on three sides, is unique and desirable.



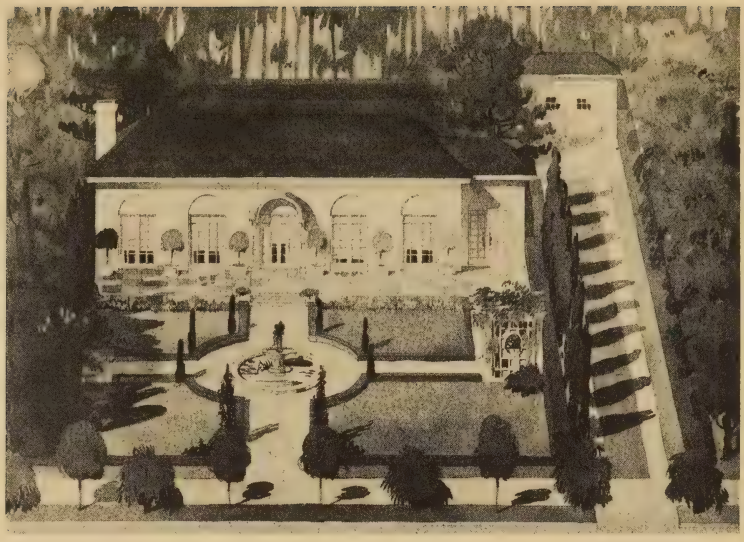
Design 86—7 rooms $2500—$2750



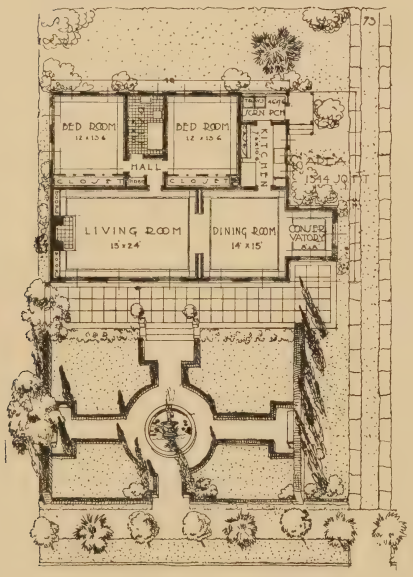
THE old Colonial manor houses of the South were characterized by the veranda with its stately columns, Without being able to retain the stateliness of their more imposing residences, a similar treatment of the bungalow results in a very quaint effect. The high, sloping roofs with the gables at each end form a very pleasing composition. Wide siding painted white, green shingle roof and red brick porch floor and path form the customary color scheme. Hollyhocks and other old fashioned flowers in the garden will help very much in producing a harmonious setting. A simple floor plan, making the maximum use of the available floor space, is shown for this house.



Design 68—6 rooms $2400—$2600



WHILE this is distinctly a formal type of the French Renaissance, the crispness of its beauty marks it as individual and unusual. Deep reveals, French windows and marquise denote the excellence of the detail, while the Mansard roof and terrace relieve any feeling of the "nouveau." Thick walls of cream colored plaster combined with the high, green shingled roof make the house most inviting. A less formal treatment of the garden may be used. Planned for comfort and livable qualities, the six rooms receive a maxium of air and light. High ceilings and large rooms with the freshness of the conservatory bring an out-door feeling into the house. The conservatory may be used for a breakfast room.



Design 73—6 rooms $3000—$3300

THE PATIO

THERE are many types of homes but none appeal to Californians more than the patio. In fact the world over in countries noted for the salubrity of their climate, the profusion of their foliage and flowers, the brightness of their sunshine and the blueness of their sky, the plan of a house with its living and sleeping rooms grouped around a central court is the one most in favor. The preference for this arrangement is not a fancy of the moment; rather it is the result of centuries of experience in house planning. Spain, Italy, Greece, alike noted for their civilizations and their development of architecture, have all favored the patio plan.

When one thinks of the home of an ancient Roman, he immediately recalls the houses of Pompey. The front on the narrow street was ignored; the houses presented walls unbroken by any opening except the doors. Entering the dark shadowed doorway and pushing aside the heavy curtains one stepped out into a court, beautiful and brilliant. Green grass, gorgeous flowers, marble columns and the red tiled roof

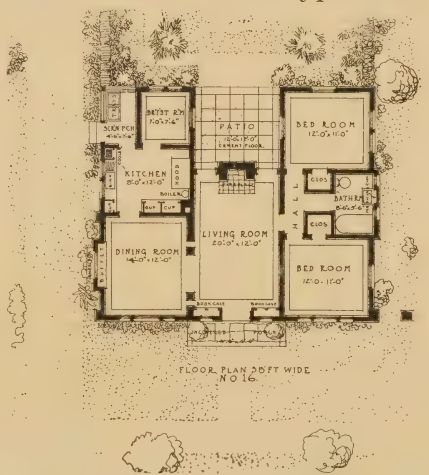
sparkled in the sunlight and were reflected in the lily pool in the center with an intensity even more vivid than the actuality. Above and far off smoked purple Vesuvius, and thru a columned portico, the Bay of Naples curved to the shores of Baiae, a dark sea of lapis lazuli.

Similar in arrangement to the Pompeiian houses were the homes of the Moors, the Kings of Granada. For a scene of oriental luxury, a vision of fairyland splendor, the courts of the Alhambra would serve well. The long, cool pools still reflect, as they did centuries ago, the soft, yellow stucco of the walls, the brilliant green and blue faience and the bejewelled pattern work of the ornament. Every now and then with a swirl of gold a fish, rising to the surface, sends the reflections coiling and twisting into the cool, green shadows of the orange and the pomegranate. Coming from the glare of the Spanish sun into the quiet and cool of the courts, one is immediately refreshed and filled with the restful charm of these beautiful patios.

With memories of the Alhambra and of their own homes fresh in their minds, the Spanish Dons who settled California built their new houses around cool, beflowered patios. Today several examples still remain; the cloisters of Santa Barbara and Ramona's home at San Diego. Who has not, charmed with the beauty of these patios, thought to himself, "I, too, will have a home like this!"

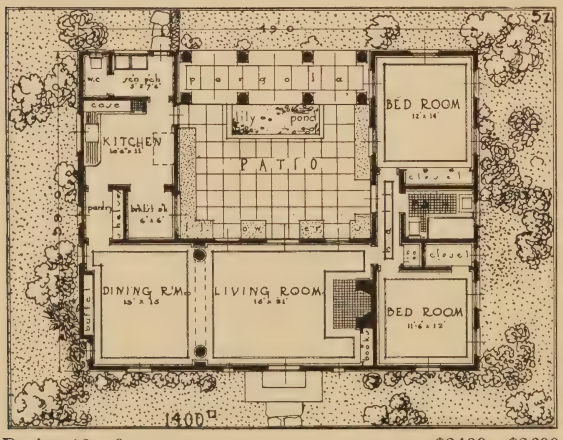
Garden of the Vatican

SPANISH Architecture is very appropriate for Southern California having been used by the early Catholic Padres for their Missions and by the Spanish families in the construction of their houses. The use of this style for a modern bungalow is therefore naturally to be expected in this locality. The above design is a suggestion for a house of this type. The floor plan is based upon the patio idea, insofar as it is possible in a house of this size. The bed rooms, separated by the bath and closets and joined by the hall, occupy one wing of the house. The other is composed of the dining room, kitchen, breakfast room and screened porch. A very pleasant living room opening upon the patio thru French doors forms the center.



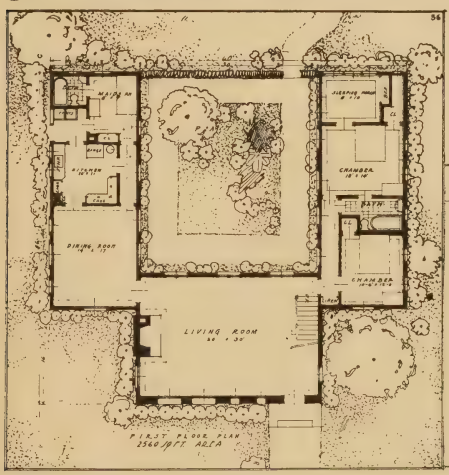
Design 16—6 rooms $2200—$2400

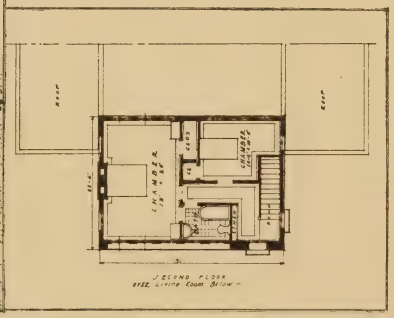
THERE is an atmosphere of refinement in this design, which presenting a most dignified front, possesses an unusually charming and livable plan. The patio with its cool lily pond and pergola is a most inviting place. A delightful vista is offered thru the front door to the pergola in the rear. This room with its three large windows upon the patio and the fireplace at one end is exceedingly attractive. Colonial details and mouldings in this house, with a fireplace reminiscent of old Virginia's manor houses, and a Sheraton buffet make this one of the most desirable in the book. The floor plan is very attractive.



Design 52—6 rooms $2400—$2600

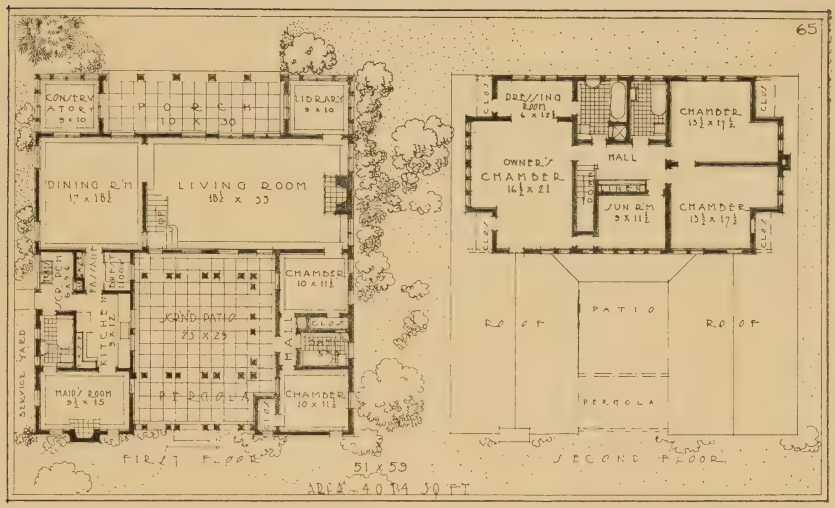
THERE is an atmosphere of old Spain in the design and rich coloring of this house which makes it most appropriate for California, with its Spanish associations. Cool shadows below the red tiled eaves, a band of striking yellow flowers in the window box with graceful hanging vines make an inviting picture. The moulded doorway and the grill above recall Seville. The vivid orange striped awnings suggest the luxuriance of a warm climate. The plan is ample, and the patio unusually large.





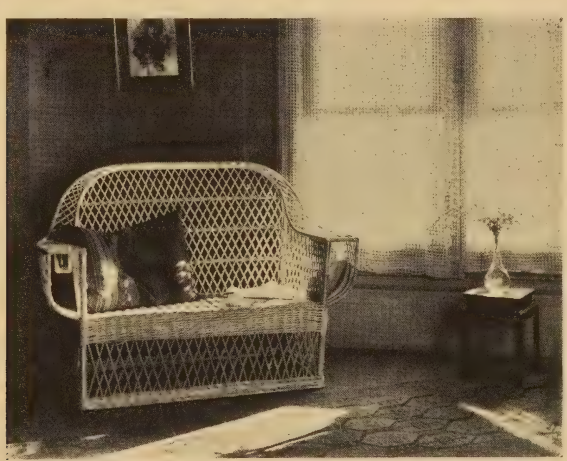
Design 56—9 rooms $5500—$6000

DESIGNED in a truly American manner, the exterior frankly expressing the interior arrangement, this house is distinctly pleasing. The steeply pitched roof lines build up well from the low wings to the peak of the higher front section thus forming a very satisfying contour. The sides are covered with shakes, which allowed to weather naturally will assume varying shades of gray, depending upon the angle of exposure to the weather. Trellis and arbors offering support for either flowers or grape vines aid materially in creating the impression of a permanent country home. Rooms of generous size, inviting hall and stairway, comfortable guests quarters and plentiful light and air are characteristics of the plan. In this house guest quarters are provided on the lower floor with private entrance, bath and closets. These two pleasant rooms are beautifully located with reference to the comfort of both family and guest. On the second floor the owner's chamber, a large room with windows at each end, is shown with dressing room and private bath. All three bed rooms have closets and cross ventilation. The second bath may be omitted and a dressing room substituted.



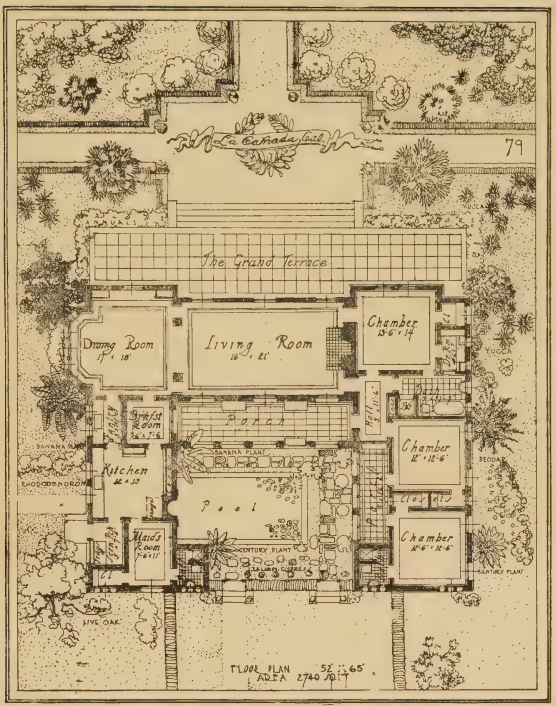
Design 65—12 rooms $5000—$5500

THE use of willow furniture for porch and patio is rather general in California. The interesting designs, the feeling of coolness, the harmony of the material with out-of-doors make it peculiarly appropriate for such settings. In the small bungalow it is very necessary that the interior furnishings and decoration shall be light and delicate, and here, also, willow furniture will prove suitable.



Courtesy Joseph P. McHugh & Son

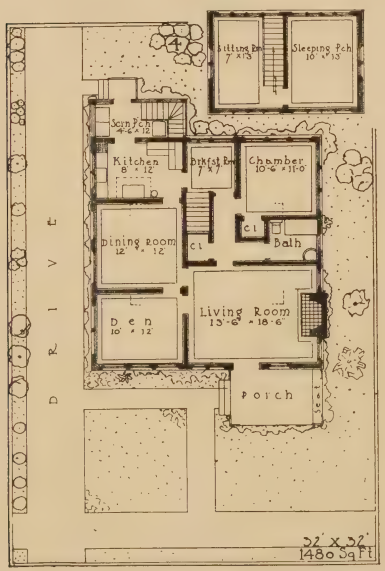
A MODERN version of the old Pompeiian houses, the desirable elements only having been retained, this court plan offers many fascinating features. The view from the rear has been taken to show the inner court, the center, of course, of all activity in the house. Built preferably of hollow tile, or brick, and plaster with mottled red tile roof and graceful Ionic columns, surrounding a court in which water and flowers produce the utmost possible in garden effects, this house offers all that may be desired in a home. The ideal arrangement of the rooms in the patio plan is well shown. The sleeping quarters occupy one entire wing. The rooms being open on two sides offer the maximum comfort. Their outlook upon garden and patio is very pleasant. The living room opens upon a colonnade and the patio. Three large French windows give entrance to the house from the front terrace. The dining room in the corner with windows on two sides, has a pleasant view not only of the garden but also of the interior of the living room. The buffet extends the entire width of the front. Kitchen, breakfast room and maid's room compose the remainder of this wing.



Design 79—8 rooms $5400—$6000

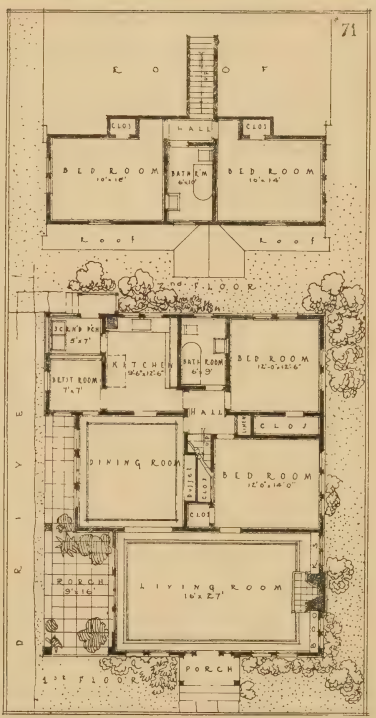
Casa dei Vettii, Pompeii

PERHAPS the Swiss chalet is the best known type of small residence in Southern California. Derived from it is what is known as the aeroplane house, practically a bungalow with one or more very open rooms above. It is very difficult to treat such a house in an interesting manner. In the above dwelling, however, the sloping roofs, building up naturally to the second story, hold the latter consistently in the design. The use of shakes and shingles moreover tends to soften the appearance of the whole. The floor plan shows eight well arranged rooms. The relative position of the upstairs rooms is indicated by the dotted angles on the floor plan. The plan is excellently arranged. Study will show its economy of space.

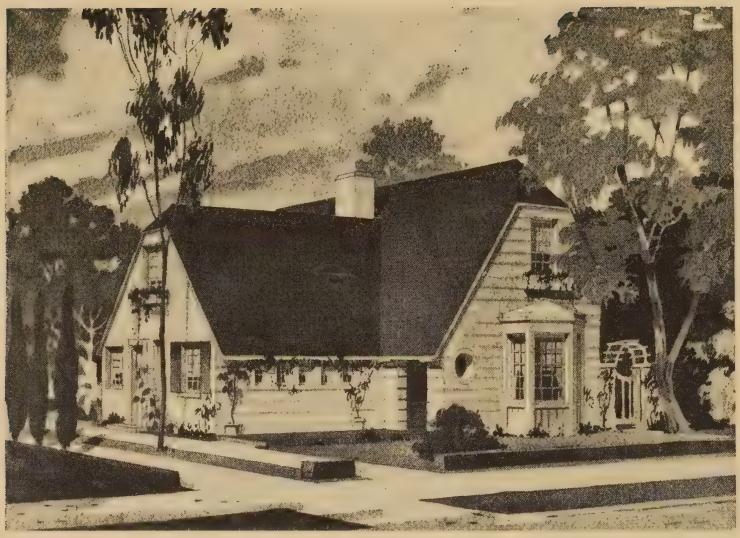


Design 4—8 rooms $2200—$2400

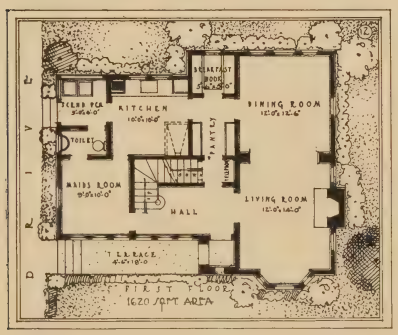
WHILE there is no one settled type of American architecture, the Colonial has come down to us from our earliest ancestors and holds therefore an unique position. After many revivals and lapses in popularity, it is coming to the front again. The familiar gambrel roof of shingles scales well with the rest of this design. The detail is very delicate, the portico especially. The private porch reached from three rooms is a big feature in this well arranged house. Upper bed rooms are full height to the width shown and have windows on three sides. Dutch Colonial houses of this type are popular in the fashionable suburbs of New York.

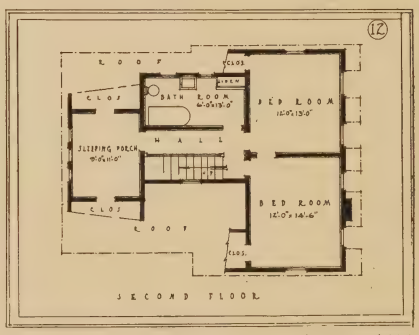


Design 71—8 rooms $3500—$3800



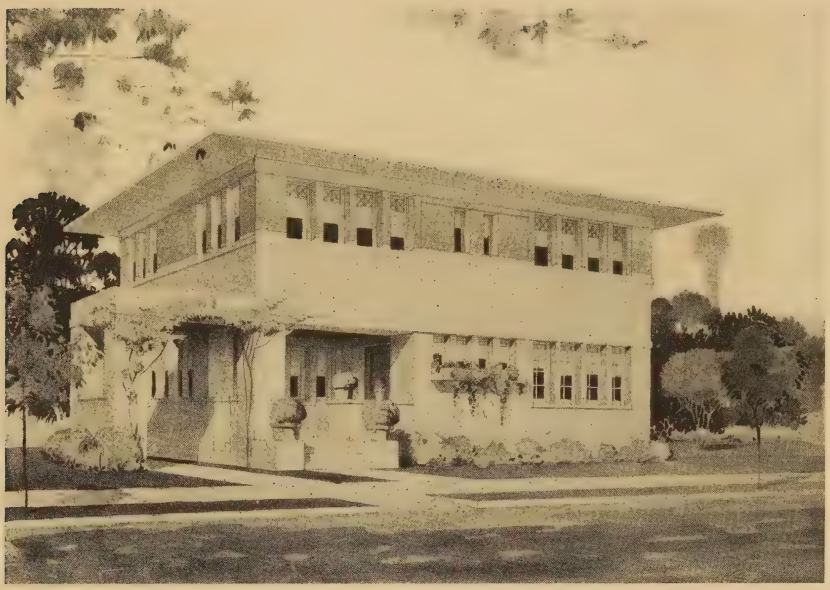
THIS house as built has undoubtedly attracted more attention than any design of the last year in Los Angeles. The quaint charm of the general outline, as well as the sincerity of the detail, have caused more than one person to come back for a second view. The freshness of the colonial color scheme, enhanced by nature's floral efforts, appeals to one and all irresistibly. Ampleness in size is given by the generous openings between the living room and dining room. Tho but a small house, there is a vestibule, front hall, pantry and breakfast room. The maid's room will serve as a den or extra bed room.



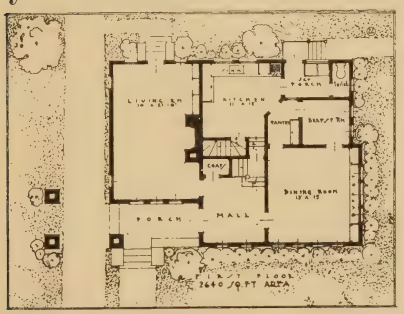


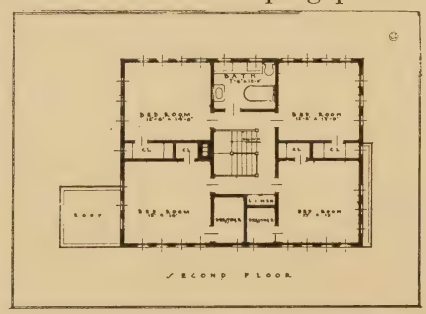
Design 12—9 rooms

$3250—$350

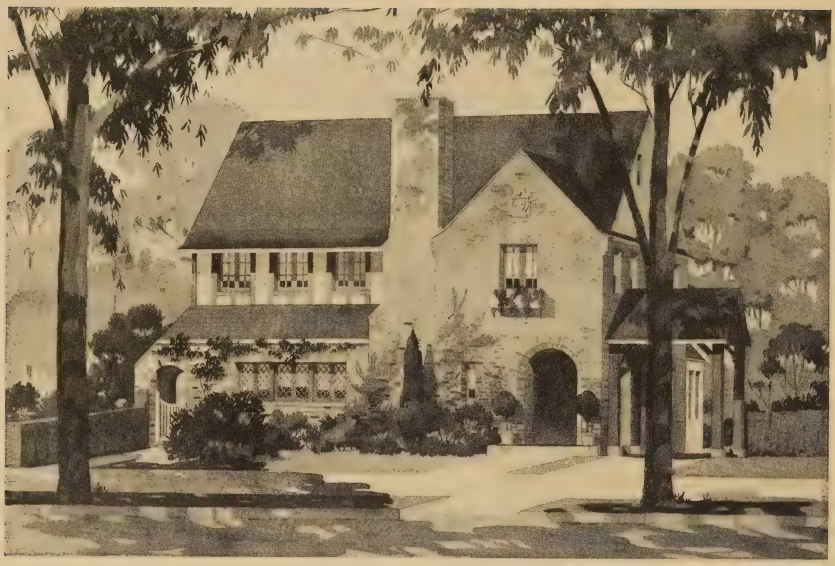


THE wide eaved, flat roofed plaster house has proved its popularity in this country beyond any question. Treated in the simple manner here shown and with plain refined mouldings, this house is almost ideal for a satisfactory metal lath and plaster construction. The window grouping is unusual and combined with the inviting porch indicates a cool, pleasant home. Tinted to an ivory tint its combination with trees and flowers is excellent. Large hall, rooms and closets arranged for maximun use and convenience invite your interest. Each bed room is a veritable sleeping porch.

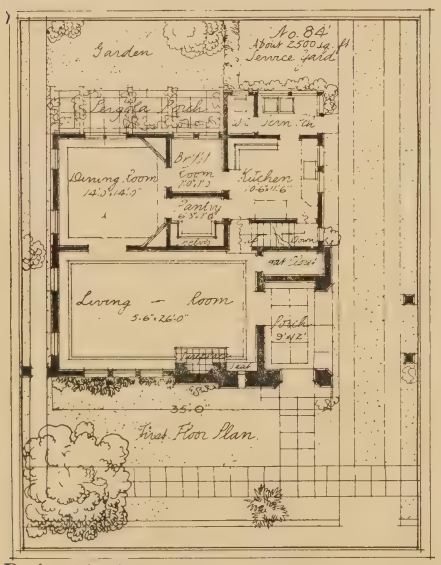




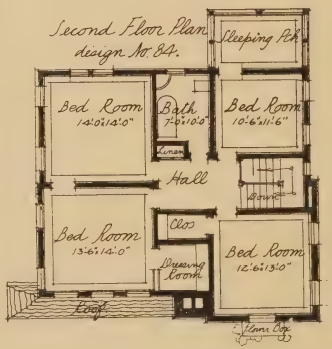
Design 22—8 rooms $4400—$4800



THE house of brick is not so common in Southern California as in other sections of the country. A brick house, however, cannot be surpassed for coolness in summer and warmth in winter. English in feeling thruout, the use of half timber on the second floor further distinguishes this design as belonging to that style. The plan is well studied.

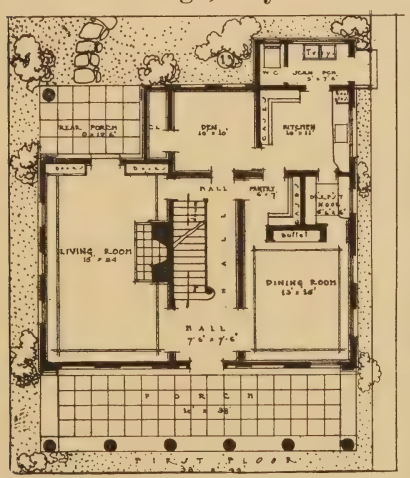


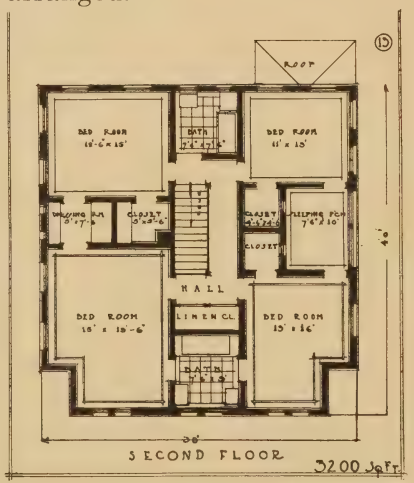
Design 84—9 rooms



$5500—$6000

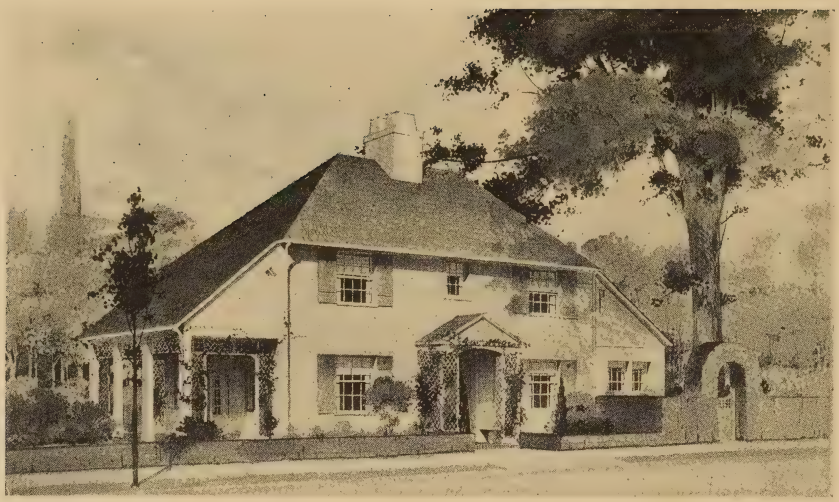
SUGGESTIVE of the home of a Virginia planter, this type of house has become justly popular. The simplicity of this style is well expressed by the broad sweep of Doric columns across the entire front of the house. The central hall, beautiful stairway, private porch and living room with its cheerful fireplace make this a delightful plan. Upstairs the rooms are large, airy and well arranged.



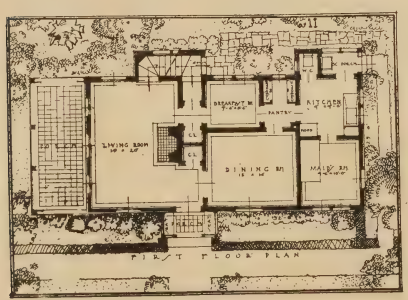


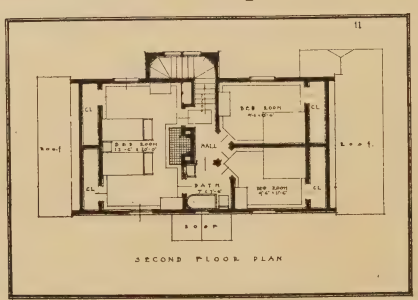
Design 13—10 rooms

$5000—$5500



THE two photographs were taken by the architect in a small village in England and are pictures of typical dwellings in such communities. These two, directly opposite each other on the one and only street, derived particular interest from the glorious elm and quaint hedge associated with them. In the design based on these photographs the general atmosphere of the original cottages is held, in so far as it is possible with the frame construction and the new setting. The increased window space and the porch on the side strike a distinctly American note, and losing none of the architectural charm add to the apparent livableness of the house. The floor plan is seen to fulfill this last promise.

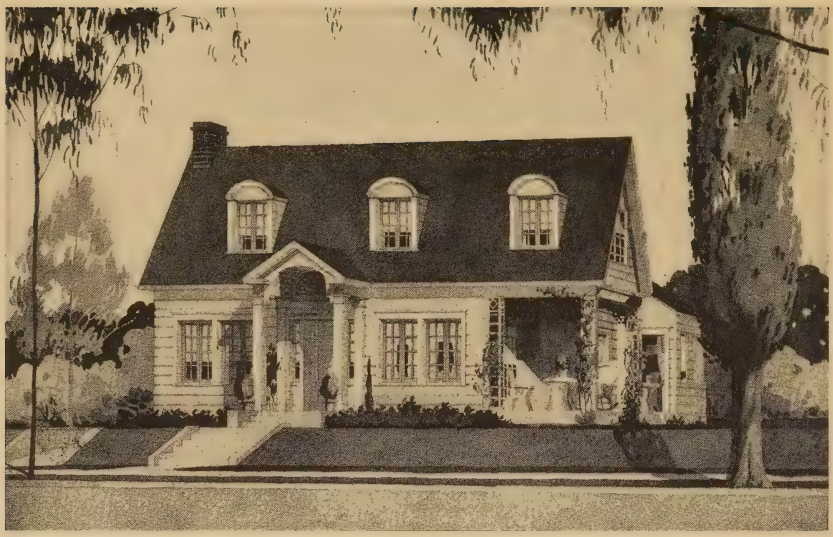


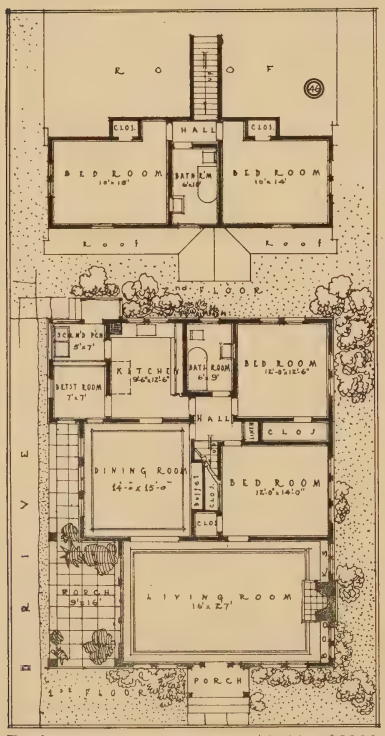


Design 11—9 rooms

$3400—$3700

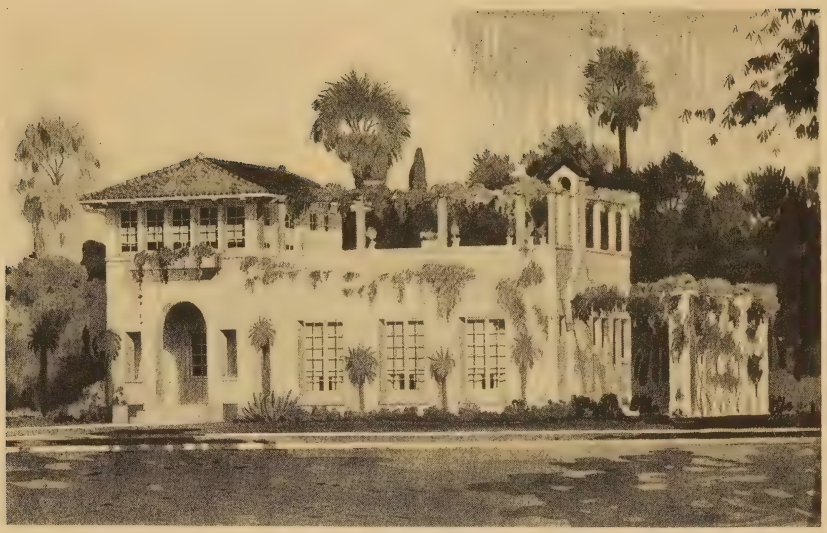
Two Picturesque Cottages from a Wayside Village in England



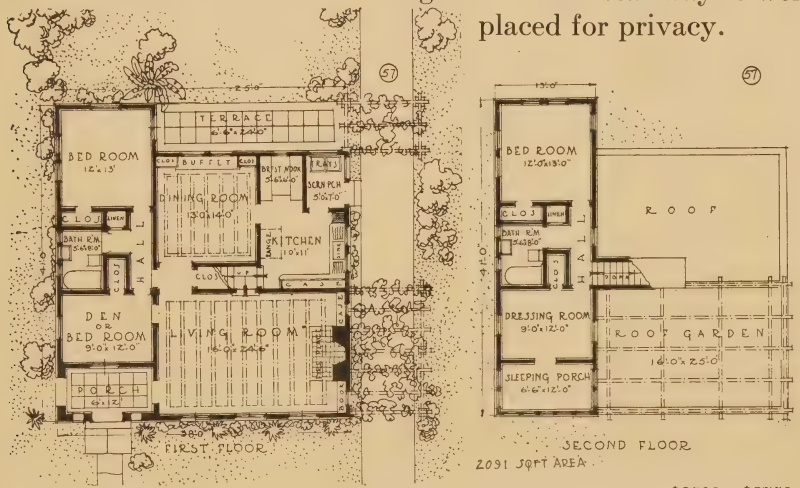


Design 46—8 rooms $3500—$3800

A STRONG Colonial feeling is apparent in this design both in the exterior and in the details of the interior. The roof and window and door trim are painted green and the walls white; this being the conventional color scheme. The side porch with its latticed columns for vines or roses is a very attractive feature and with appropriate furniture will add considerably to the house. The rooms are large and well arranged, with plenty of closet space and good sized windows. The use of French doors on the side of the dining room with their outlook upon the terrace is particularly happy. A well designed fireplace between book shelves at one end of the living room carries out the true Colonial spirit.

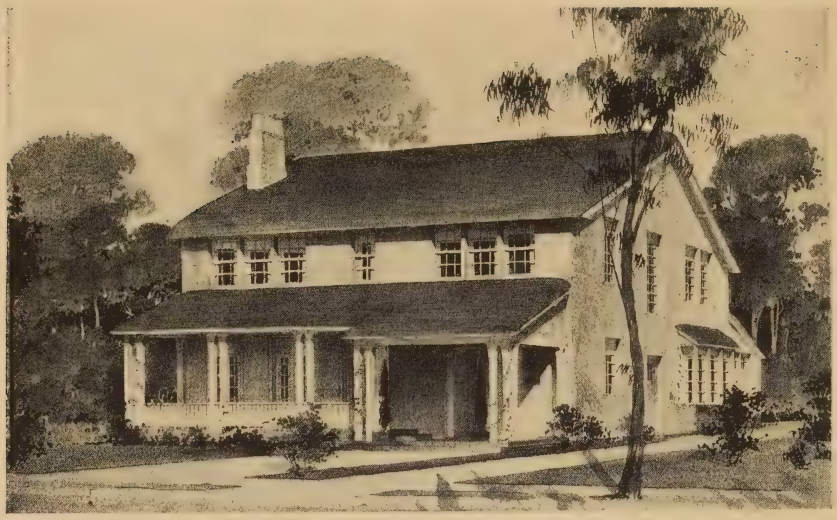


IN this design a typical Spanish composition has been used; the heavy, overhanging roof, the plain walls surfaces, the pergolas covered with luxuriant foliage and the arched doorway. The roof garden is a delightful place at night and may be used for sleeping out of doors. The beamed ceilings in the living and dining rooms produce a domestic, comfortable feeling. The kitchen is cool and well lighted. The stairway is well placed for privacy.

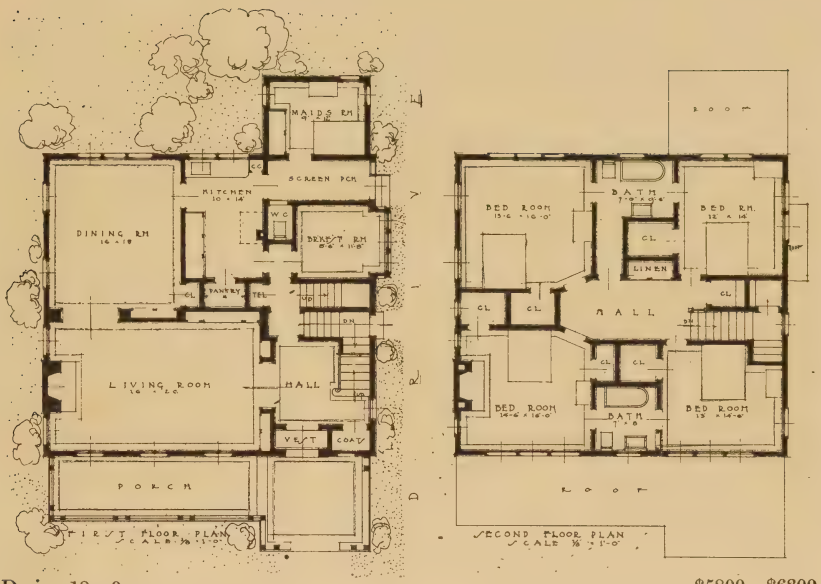


Design 57—9 rooms

$3500—$3750

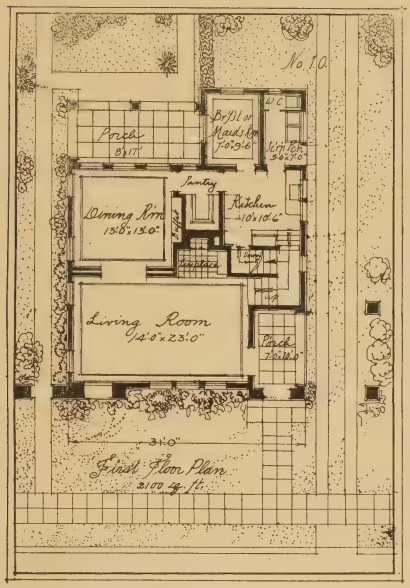


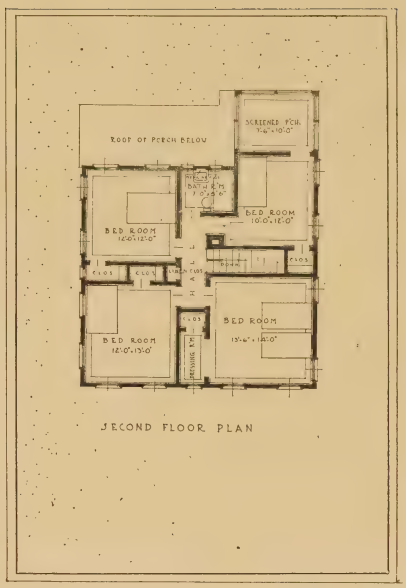
THE English thatched roof, which may be so well imitated in shingles, is very informal. The nature of the material used in the real thatched roofs is such that the house has the appearance of being as intimately connected with the soil as are the trees and shrubbery. This result is only partially lost in the substitution of shingles. In this design the porch roof repeating the main one above, the interesting fenestration, and the general treatment of the porch posts and railing, combine to give the appearance and atmosphere of an American home. There seems to be an air of welcome and warmth. The plan shows careful study and combines many appealing qualities. In most American cities of the present day the new homes are developed in suburban settings; the large porch, therefore, becomes an essential feature in the plan. Ample provision has been made for this in the above house. The first floor is excellently arranged. There are many closets and in the living room book shelves are provided. On the second floor are four corner bed rooms and two baths. The side entrance to the house should be noted. The sketch on the opposite page, from the sketch-book of the architect, shows how well thatched roofed houses fit into the landscape.



Design 18—9 rooms **$5800—$6300**

IN this design a simple treatment of the second story contrasts with a rather Spanish lower floor possessing more varied interest in its detail. The trellis carries thru the dark line of the projecting tile roofs. The simplicity of the upper portion of the house demands richly colored draperies in the windows to balance the greater architectural interest of the floor below. The plan indicates privacy of the three general divisions: service, sleeping and living. The dining and living rooms with the large opening between are suitable for entertainment or dancing. The pleasant rear porch opens from the dining room upon a well planted garden. There are four excellent corner bed rooms on the upper floor. Altho this is a rather small two story house, nevertheless, by including the entrance gate on the left and the pergola on the right a full fifty foot lot is required. Thus the house will have a greater selling value than the actual floor space would seem to warrant. The rooms are of generous size and include all modern built-in features. Different elevations can be made to fit this plan, which is an unusually popular one. In this way the builder of many houses from the same plans can avoid identical exteriors.





Design 10—9 rooms

$3500—$3800

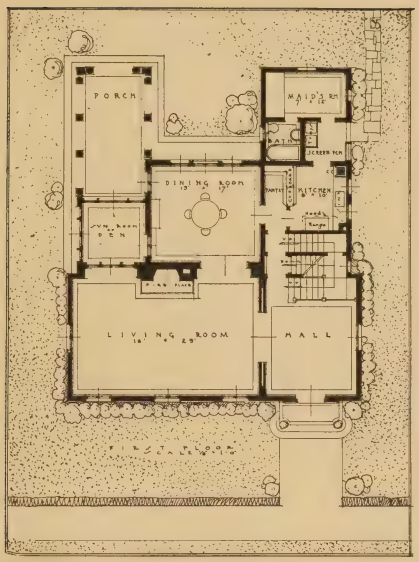
AN interesting nursery interior showing a simple and pleasing decorative scheme. The design of the house must be accompanied by logical garden treatment and appropriate interior decoration to be complete. Too frequently furniture and decorations just "happen." Utility and beauty may go hand in hand and, indeed, will generally do so. The poorly decorated house is probably inefficiently decorated.

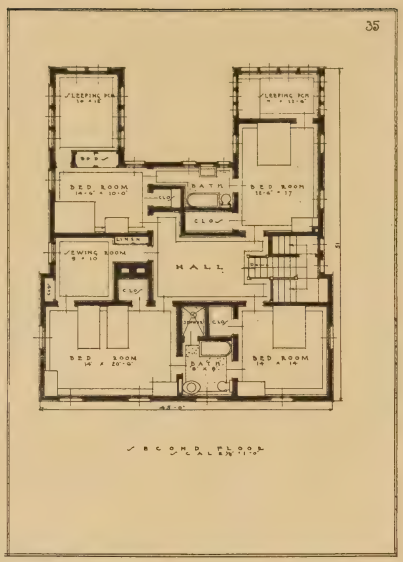
Courtesy Joseph P. McHugh & Son

MODELED after the Farnese Palace in Rome, this design has all the dignified simplicity of this structure. The treatment of the doorway and first floor windows is seen to be obviously taken from this palace. The ancient palaces of Florence and Rome were erected around inner courts. We find an approximation to this in the plan of this house. The very excellent rear porch with the other projecting wing of the house give the appearance of a court. The dining room forms the third side; it has a wonderful outlook over the garden.

The interior of the house is well planned for convenience and size of rooms. Closet space is provided abundantly. Each rear bed room adjoins a sleeping porch. The lower floor is designed not only to be homelike and comfortable for the family, but, in addition, is ideal for extensive entertainment and dancing. This is unquestionably a desirable feature in houses built in Southern California. The bed rooms are large, with plenty of light and are well ventilated. They are very private and have easy access to the bath rooms. Each room has a large closet.

The most distinguishing feature of the plan is the rear





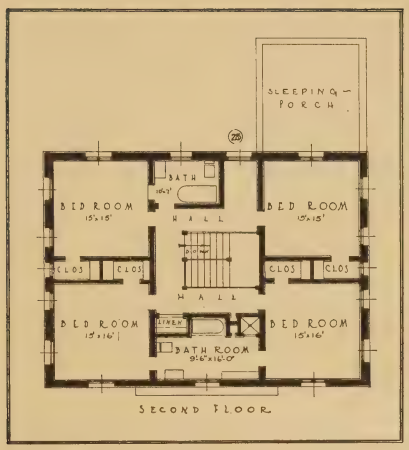
Design 35—12 rooms

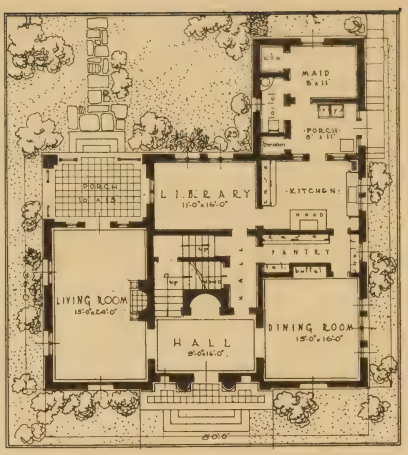
$7800—$8750

porch. The colonnade effect it gives offers wonderful possibilities in a well designed garden. Beautiful vistas could be easily arranged looking from the end of the garden towards the house. The importance of the rear elevation of the house in conjunction with the garden is becoming more appreciated.

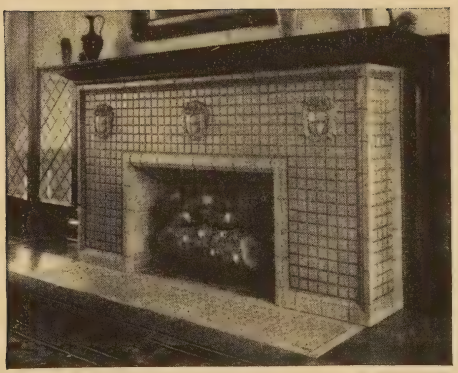
Palazzo Farnese, Rome

THIS house, designed in the style of the Italian Renaissance period, possessing unusual architectural merit, impresses one with its refined dignity. The doorway and windows are very beautiful in their detail and proportions, while the cream colored plaster and mottled red tile roof make an attractive color combination. The planting of the grounds around the house should so arrange the foliage that interesting shadows will be cast upon the plaster walls, creating pleasing contrasts of light and shade. The interior is composed of large, airy rooms. A quiet porch on the rear of the house faces upon a garden cut off from the street and kitchen. This is the ideal location for a porch, cool, private and with a delightful outlook. Particular attention is called to the excellent location of the library, possessing the seclusion desirable in this room and in addition offering a delightful view of the garden. The front bath room on the second floor may be divided into a bath and dressing room by the simple expedient of carrying thru a partition at the end of the linen closet.



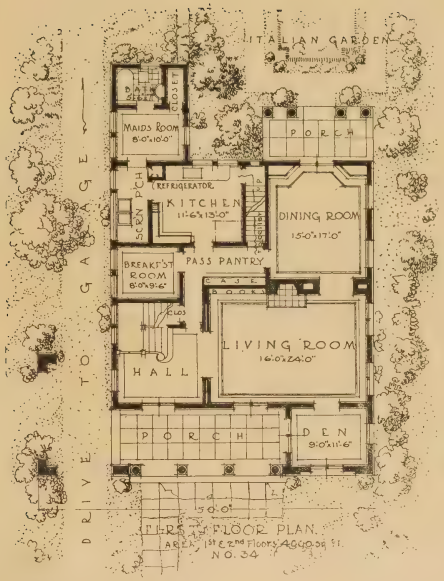


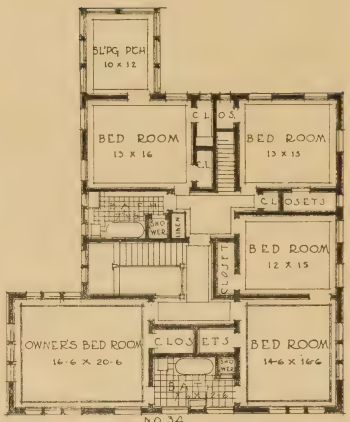
Design 25—10 rooms **$7000—$8000**



Courtesy Rockwood Pottery Co.

TYPICAL of the houses of the Italian Riviera, one of the most wonderful coasts in the world, this design is well suited for similarly beautiful locations to be found almost anywhere in Southern California. Graceful Ionic columns and pilasters supporting the entablature above produce a stately elevation. The extention of the principal lines into the porte cochere serves to give a broad front restful to the eye, while the coloring of the roof, walls and striped window shades maintains an air of lightness. The interior is beautifully arranged with large, well lighted rooms. The living room has a panelled wainscote flanking an Italian Renaissance fireplace. A shallow beamed ceiling emphasizes the effect of the Italian interior. The kitchen, pass-pantry, breakfast and dining rooms are unusually well arranged. The breakfast room separated by two doors is but a few feet from the kitchen. The built-in refrigerator is iced from the porch, its storage compartments opening directly into the kitchen. The second floor is also well planned. This is not only an excellent house for the private owner to build, but offers the speculative builder an attractive and beautiful proposition.

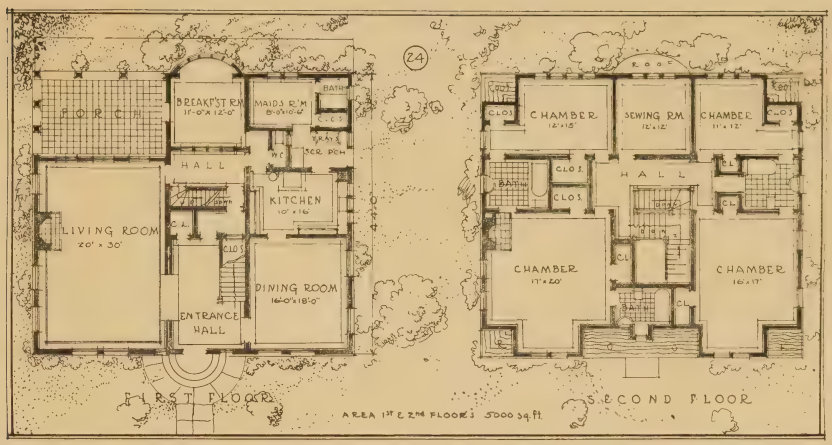




Design 34—11 rooms **$9000—$10000**

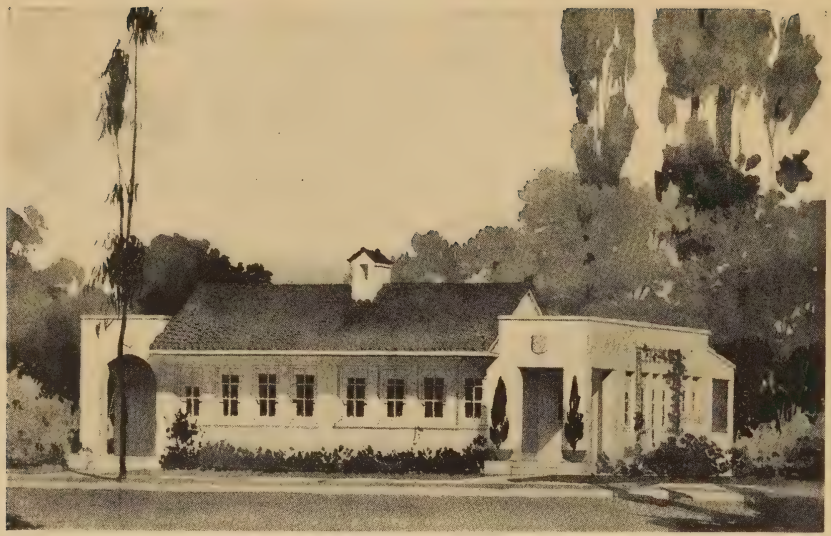
Courtesy Joseph P. McHugh & Son

THIS design is a modern version of Colonial architecture, being an elaboration of the Dutch houses of this period found in Pennsylvania. The walls of the houses extended into the garden fences carries out the horizontal feeling typical of this particular local variation of the style. Delicately moulded gate posts invite entrance to the garden in the rear, and with the hood over the front door extending similar invitation to the house itself, the whole atmosphere of Colonial hospitality is exemplified. The floor plan repeats the general feeling of hospitality expressed by the exterior of the house. One enters the inviting hall from which the delicately detailed stairway rises to the upper floor. From the hall the fireplace is visible, the most important feature of the spacious living room. This room, open on three sides and adjoining the recessed rear porch, is of course the principal room in the house. The kitchen is seen to be efficiently arranged and conveniently placed with reference to the dining and breakfast rooms. The second floor plan is comprised of four pleasant bed rooms with private baths. Excellent closet space is provided. The sewing room may be used as a bed room.

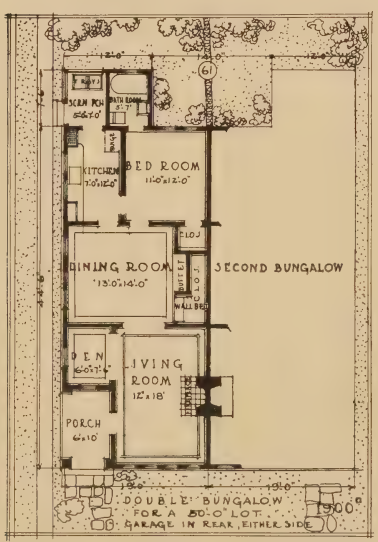


Design 24—10 rooms $7500—$8500

Attractive Garden Furniture

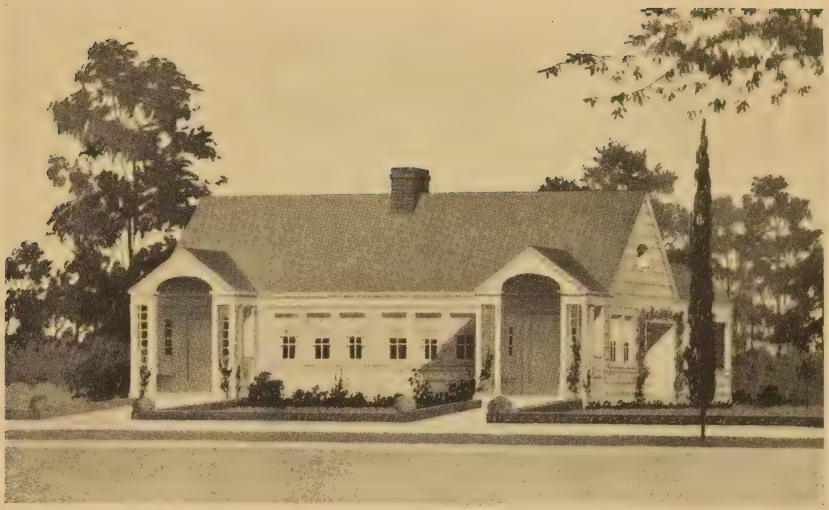


THIS has become such an age of apartments that the double bungalow is no longer a novelty. It is rare, however, that the marked individuality expressed in this design is found in such use. The plastered walls and the tile roof in the style of the old Missions furnish the opportunity of entrances so dissimilar as to impress the feeling of two distinct houses.

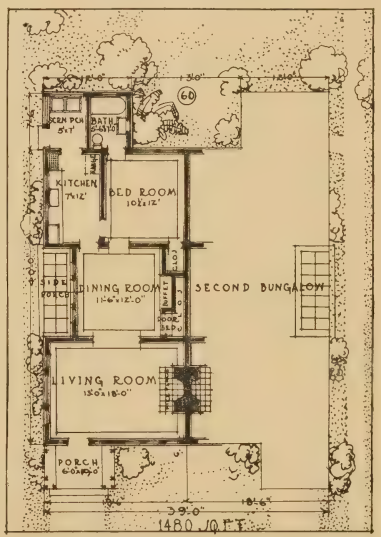


Design 61—4 rooms $2900—$3200

Potentially each apartment contains five rooms. The living and dining rooms are large and well lighted, and may be thrown together or separated and used for other purposes. The wall bed in the dining room makes possible its use as a bed room. The den, porch and fireplace are thoughtful comforts that suggest the individual home.

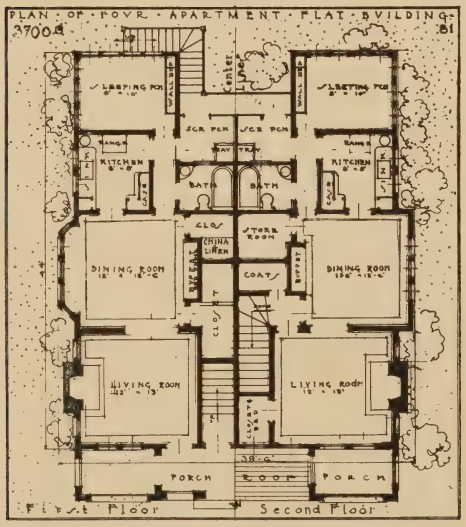


COLONIAL architecture in this country, due to the peculiar circumstances which attended its early use, developed into a practically distinct style. Based upon classic ideals, exquisite refinement of detail and proportion with simplicity in ornamentation was gradually evolved. The general modification of the details being employed in England was made possible by the use of so amenable a material as wood. In addition the absence of immanent precedent forced an originality, which, reflecting the cultured taste of the colonial aristocracy, resulted in a very refined treatment of their dwellings. In this small two-family bungalow the adoption of this style is peculiarly appropriate. The plan is complete with all the necessary features for comfort and healthy living.



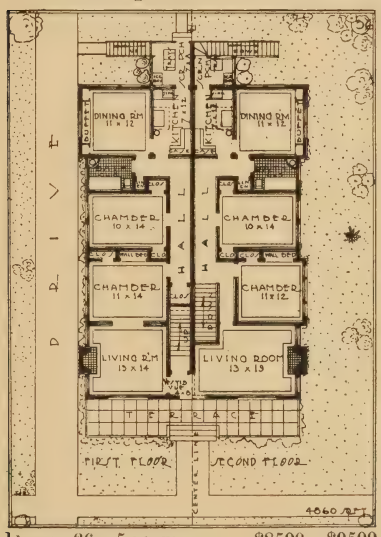
Design 60—4 rooms $2600—$2800

WITH the modern flat building springing up like mushrooms here and there in all our cities and towns, it is delightful to find such a refreshing design as here shown. The German influence is most strongly expressed in this building and the well known Teutonic efficiency with attractive outline and detail is apparent. The walls are of plaster and metal lath and the roof is covered with flat red tile. Compactness and economy in the plan is accompanied by ample closet space and many built-in features. The plan shows one of two similar apartments on each floor, reversed on each side of the center line. Disappearing beds are shown in the dining rooms.



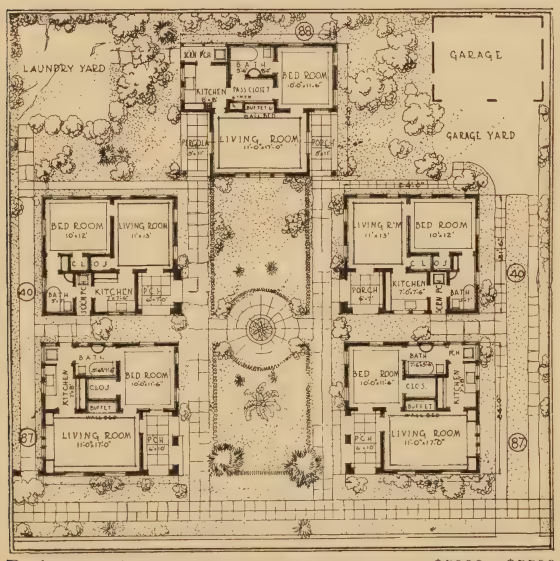
Design 81—4 rooms $5500—$6000

DESIGNED to overcome building restrictions forbidding the construction of flat buildings in the best residential districts, this four-flat dwelling presents the appearance of a private house. As built of metal lath and plaster, in the best type of Renaissance architecture, the beautiful exterior detail of windows and doorway marks this as well worthy of the consideration of any investor. The plan shows one-half of each floor, the other apartment in each case being identical. It has been well considered and the result is good, considering the difficulties encountered in the long narrow plan. It is entirely feasible to fit other floor plans to this particular design.



Design 36—5 rooms $8500—$9500

THERE is today no building investment more worthy of consideration than the bungalow court. It may be built upon property which, altho of a high valuation, is not yet ready for the erection of large apartment house or hotel. Later, the need arising, the individual houses may very easily be moved to cheaper property with small expense. The bungalow court consists of a group of individual apartments, each a complete little home, containing living room, bed room, bath, kitchen and porch. Built-in beds and other features are provided. The houses face upon a central court with a common entrance upon the street. The semi-private nature of the court makes it unusually delightful.



Design 85—3 rooms $5000—$5500

This court is Spanish in design. Excellent effects may be obtained, however, in any style and type of construction.

Design 39 $6500—$8000

TO many shrewd investors who believe in the old proverb about not keeping all your eggs in one basket this building should appeal strongly. The increased values of semi-business properties have made it necessary to erect buildings of more than one story, in order to receive an adequate return on the investment. Two sources of income are provided in this building and there will always be some tenants on at least one floor to take care of the taxes, while a single apartment will afford a home for the owner. Suggestive of the powerful Fonda of Saragossa, this design of the Spanish Renaissance will attract the eye. Metal lath and plaster with tile over a portion of the roof keep the cost moderate. Since plans for such buildings vary with the depth of the lot and since the apartments may be arranged in so many ways, no suggestion for the floor plans is shown here. A well worked out plan above stores sixty three feet in depth, will allow two three room and four two room apartments on the second floor, with fair sized rooms, ample closets and built-in features. In ordering plans for this building the special design blank on page seventy-five will have to be used.

High School Designed by the Garden City Company of California

ORDERING PLANS

On page 74 are shown the order number and price of each set of the stock plans in this book.

The price of the plans covers three complete sets of blue prints and specifications and a standard form of builders' contract. The former will average ten sheets per set, consisting of foundation and floor plans, four elevations and two or more sheets of details drawn at larger scale. A sample set will be found on pages 77 and 78. These blue prints are made from the original tracings drawn by, or under the supervision of certified architects. They are unusually complete in detail and are thoroughly dimensioned.

The specifications will average twelve sheets and, with the standard form of builders' contract, may be used for the erection of the house under contract.

Moderate changes will be made in the plans at a reasonable cost. This charge is based upon the cost of making the changes.

Special plans will be drawn to your order upon the receipt of the necessary information, supplied by the answers to the accompanying question sheet. In addition it is desirable that you make suggestive sketches of floor plan and exterior which approximate your wishes. We will then submit pencil sketches embodying your ideas. You will criticise and return them to us, when we will correct or redraw them and again submit them for your criticism. Your final approval having been received, and at your order, we will complete working drawings. A deposit of Fifteen Dollars must accompany such order. This will cover every cost of all preliminary work. If working drawings are desired, an additional deposit of Fifteen Dollars must be made upon your final approval of our sketches. The balance will be paid upon the receipt of finished plans.

A charge of Six Cents per square foot of floor area will be made for such plans. In two story houses the total area of the two floors is used in fixing the charge.

Four complete sets of plans and specifications will be given, the former including all necessary full size details.

Photographs, 8″ x 10″, of our designs will be forwarded upon the receipt of One Dollar. Such photographs will be sold to purchasers of sets of plans only. These pictures will present a clear idea of the house you intend to erect.

Please order plans by order number and accompany order with draft or money order for the full amount. State whether plans are desired as shown or reversed, and whether cellars are wanted or not. Realty men, subdividers, contractors, builders, lumber dealers, and investment companies are invited to write us relative to special prices on our plans and books in quantity.

COMMISSION WORK

We will be pleased to accept the commission as your architects to prepare you complete working drawings and specifications for residences, commercial buildings, schools, etc. Plans drawn under this department are used but once, and include more detail work. Any local architect may supervise the construction of the building, or we will send a representative on to take care of the work.

Commissions for design, working drawings and specifications vary from 2½% to 3½%; and with supervision from 3½ % to 6% plus travel time and expenses. The lower charge is for commercial buildings.

Our engineering department has handled important work in architectural and civil engineering fields. Our charges are the standard for this class of work.

Landscaping and subdividing commissions are reasonable.

BUILDING

Houses built from our plans may be seen in the company of our representative.

Under certain conditions we are able to finance building operations and under our supervision you may be assured of satisfactory construction.

We will build for you upon a contract price or upon a cost plus percentage basis.

SPECIFICATION AND ESTIMATED COST

The estimated costs under each design are based upon careful surveys and experience. The variation is to cover local differences in the costs of labor and material throughout the United States, and, unless wide departure is made from the following specifications, they should prove outside prices.

Hardwood floors in living, dining, and bed rooms, halls and closets. Hardwood trim in living and dining room, or white enamel finish as in balance of the house. Screens to all openings. Standard plumbing.

Plaster houses shown will cost 12½% more if constructed of brick or hollow tile.

PRICE OF PLANS

Page No.	Price
1	$ 20.00
3	30.00
4	35.00
10	52.00
11	55.00
12	50.00
13	65.00
16	27.50
17	28.00
18	66.00
19	22.50
21	25.00
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24	90.00
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36	100.00
39	100.00 to 125.00
46	45.00
52	$35.00
54	30.00
56	75.00
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61	30.00
64	25.00
65	70.00
68	30.00
69	40.00
70	15.00
71	45.00
73	35.00
74	36.00
76	45.00
77	35.00
79	75.00
80	30.00
81	90.00
82	30.00
84	75.00
85 (*per house*)	20.00
86	32.00

Errata—"Page No." at head of column should read "Plan No."

SPECIAL DESIGN ORDER BLANK

The Garden City Co. of California,
Exchange Building, 3rd & Hill Sts.,
Los Angeles, California.

Gentlemen:

Enclosed please find $_____ to cover the cost of preliminary sketches and perspective drawing of a house designed from the attached sketch and information. This is simply an order for such sketches and may not be construed as an order for final plans and specifications.

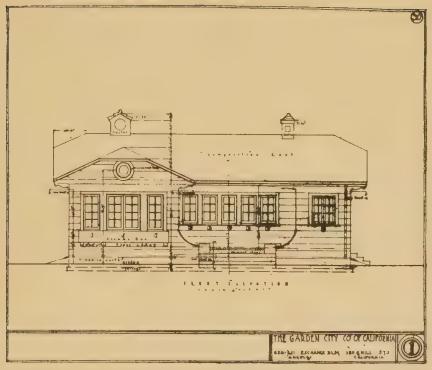
1. Size and shape of lot?_____
2. Direction of slope and degree?_____
3. Distance of building line from street?_____
4. Character of soil?_____
5. Location of drive?_____
6. Copy of building restrictions?_____
7. Construction of house?_____
   (Frame, brick, hollow tile, metal lath and plaster)
8. Cellar floor cemented?_____
9. Sewer or cess pool?_____
10. Construction of outside steps?_____
    (Stone, cement, wood.)
11. Siding?_____
    (Shingles, Channel siding, re-sawed, ship lap, etc.)
12. Exterior finish?_____
    (Pine, red wood, spruce, etc.)
13. Interior wood work?_____
    (Oak, Phillipine mahogany, red wood, etc. For each room.)
14. Finished floors?_____
    (Oak, Birch, Pine, etc.)
15. Panel wainscote?_____
    (By rooms.)
16. Beam ceilings?_____
    (By rooms.)
17. Built-in fixtures?_____
    (Buffet, book cases, etc.)
18. Construction of mantels?_____
    (Brick, tile, cement, wood.)

19. Roof?_____
(Tin, tile, shingle, etc.)
20. Mirrors in doors and where?_____
21. Wire house for electricity?_____
22. Plaster all rooms?_____
23. Weather strip?_____
24. Screens?_____
25. Painting of interior wood work?_____
(Painted, waxed, stained, enameled, etc.)
26. Color, by rooms?_____
27. Color of exterior?_____
28. Finish of floors?_____
(Shellac, varnish, wax, etc.)
29. Pipe house for gas?_____
(Illuminating or fuel.)
30. Source of water supply?_____
31. Plumbing fixtures?_____
(Standard or porcelain.)
32. What fixtures in bath room?_____
33. Other fixtures?_____
34. Hot water heater?_____
(Ordinary, with tank, or instantaneous.)
35. Vacuum cleaner?_____
36. Tile floors, wainscote, etc.?_____
(By rooms.)
37. Heating?_____
(Hot air, water, steam, etc.)
38. Fuel?_____
39. Weather conditions?_____
(Cold, heat, snow, etc.)
40. Suggest style, etc. of house by using the houses in this book as instances?_____
41. You will allow us to make improvements in your suggested plan and sketch?_____
42. Total amount you expect to spend?_____

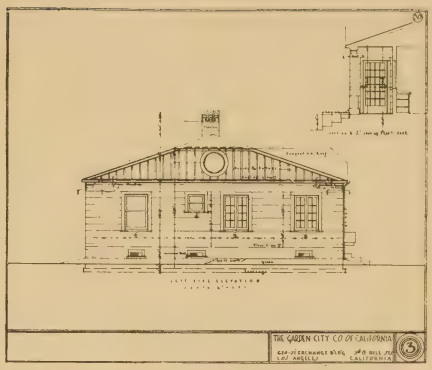
Name_____

Street and Number_____

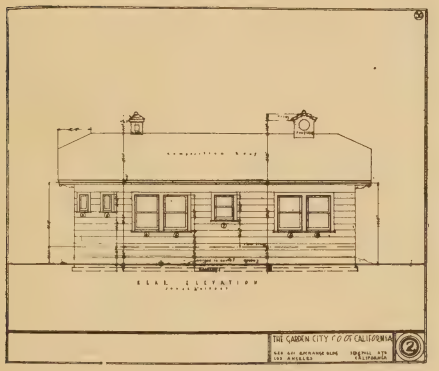
City_____, State_____



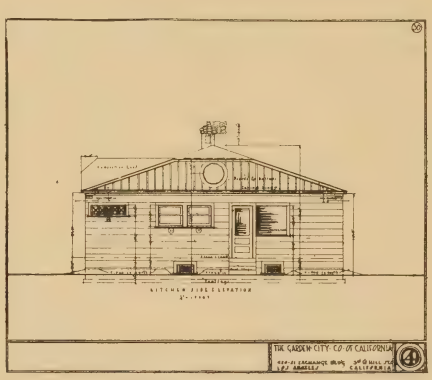
Front Elevation



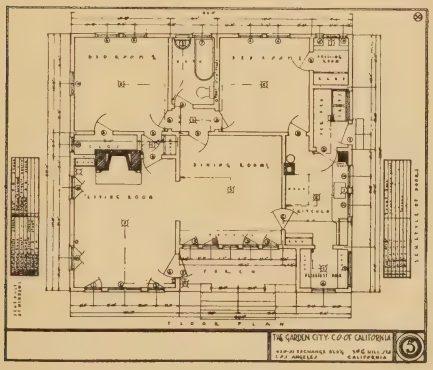
Left Side Elevation



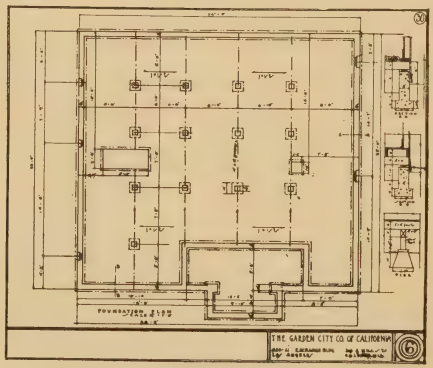
Rear Elevation



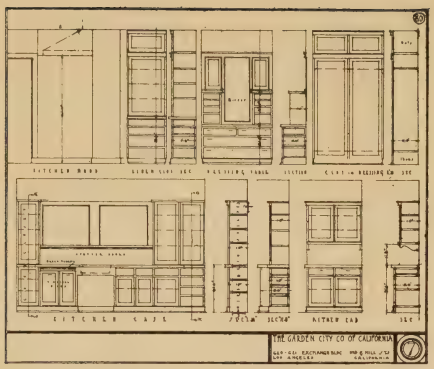
Right Side Elevation



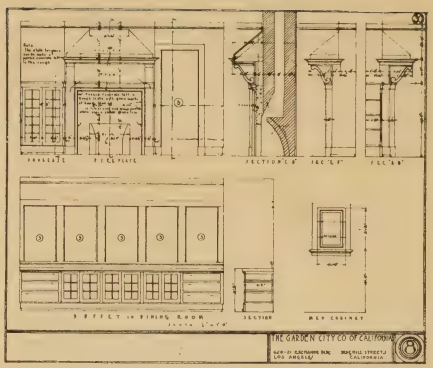
Floor Plan



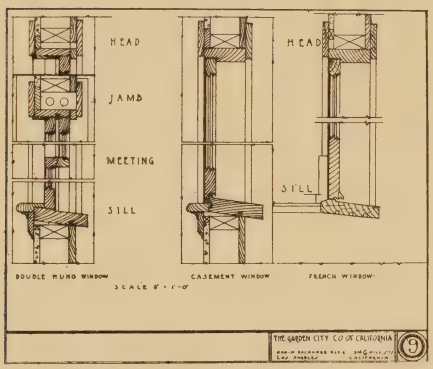
Foundation Plan and Footings



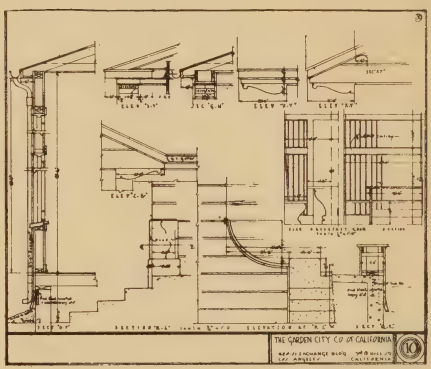
Kitchen and Closet Details



Fire Place, Buffet, Cabinet



Window Details



Framing Details and Breakfast Nook

Working Drawings for Design 30.

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